



DESCRIPTION:**NO ONWARD CHAIN**

Blake & Thickbroom are delighted to be offering for sale this two bedroom semi detached chalet style property situated on a generous plot offering ample off street parking and a generous size rear garden with garage and potential for three bedrooms! The property is within walking distance of local shops and bus routes and only a short drive to Clacton Factory Outlet. Call our offices to arrange a viewing now.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Old Road. Proceed through the one way system following the road to the left into London Road. Upon reaching the main London Road roundabout take the third exit into the continuation of London Road. Proceed past the Robin Hood public house before turning right into Hawthorne Road. At the far end turn left into Thorpe Road. Proceed up the hill turning right into Chilburn Road. The bungalow can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* SOLE AGENTS * NO ONWARD CHAIN *

* VIDEO TOUR AVAILABLE * TWO BEDROOMS *

* 16'10 x 10'10 DINING AREA **17'2 x 10'9 LIVING ROOM* 11'11 x 9'3 KITCHEN *

* 18'6 x 9'9 CONSERVATORY * GAS HEATING * PART DOUBLE GLAZING *

* GROUND FLOOR SHOWER ROOM * POTENTIAL FOR FIRST FLOOR BATHROOM *

* 16'6 x 8'3 GARAGE * OFF ROAD PARKING *

* GENEROUS REAR GARDEN * VIEWING RECOMMENDED *

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Radiator, storage cupboard, additional cupboard housing wall mounted combi gas boiler. Doors to:

LIVING ROOM: 17'2 (5.23m) x 10'9 (3.28m)

Radiator, replacement double glazed window to front.

BEDROOM TWO: 10'11 (3.33m) x 9'4 (2.84m)

Radiator, fitted wardrobes, replacement double glazed window to front.

SHOWER ROOM:

Low level WC, vanity hand wash basin with mixer tap and cupboard under. Shower tray with sliding door and shower attachment, heated towel rail, fully tiled walls, tiled flooring. Replacement double glazed window to side.

KITCHEN: 11'11 (3.63m) x 9'3 (2.82m)

Fitted with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap. Cupboards, drawers and storage space under, range of eye level cupboards. Radiator, part tiled walls, access to boiler cupboard. Single glazed window and door leading to conservatory.

CONSERVATORY: 18'6 (5.64m) x 9'9 (2.97m)

Panelled roof, double glazed aspects to side and rear. Sliding doors to rear garden.

DINING ROOM: 16'10 (5.13m) x 10'10 (3.30m)

Two radiators, stairs flight to first floor. Single glazed window and door leading to conservatory.

FIRST FLOOR LANDING:

Three separate storage spaces, one of which could be used as potentially as a bathroom. (subject to planning permission and builders regulations). Door to master bedroom.

BEDROOM ONE: 18'5 (5.61m) x 10'1 (3.07m)

Radiator, additional eaves storage, fitted wardrobes, two replacement double glazed velux windows to front. Replacement double glazed window to side.

OUTSIDE:

To the front of the property, block paved driveway providing access for several vehicles, remainder laid to lawn with a variety of flower, shrub and trees. Further pedestrian access to the side with double gates leading to rear garden and garage. The rear garden has a paved areas and concrete areas with further pathway leading to the rear. Remainder laid to lawn with a variety of shrubs. Service door to garage. The rear garden is approx 60'-70' in length, wooden storage shed to remain, further outbuilding behind the garage which measures 9'6 x 6'7. The garage measures 16'6 x 8'3 Power and light connected.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: B. EPC: D.

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage Type: Mains

Telephone and broadband coverage: Yes

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

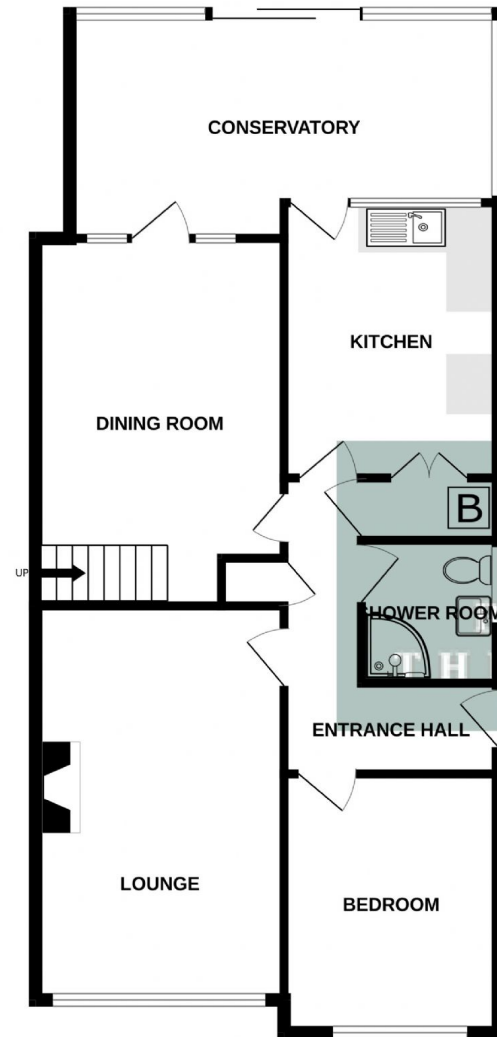
Any additional property charges: No

Non standard property features to note: None

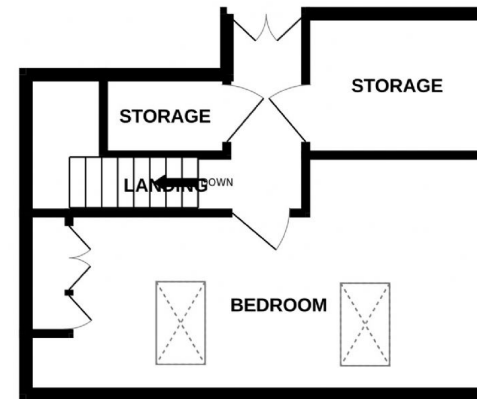




GROUND FLOOR



1ST FLOOR



CHILBURN ROAD, CLACTON-ON-SEA, ESSEX, CO15 4NY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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