



DESCRIPTION:**NO ONWARD CHAIN**

Blake & Thickbroom are delighted to be offering for sale this extended three bedrooms detached bungalow situated in the much sought after East Clacton area. The property boasts a generous amount of accommodation throughout and an internal viewing is highly recommended. As the vendors chosen sole agents call our offices to arrange a viewing today.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Carnarvon Road turning right into Skelmersdale Road. Proceed to the end and turn left into Holland Road. Proceed into Holland Road for a short distance, turning left into Boley Drive. Proceed along Boley drive and the bungalow can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* SOLE AGENTS * NO ONWARD CHAIN *

* VIDEO TOUR AVAILABLE * THREE BEDROOMS *

* 9'8 x 9'6 CONSERVATORY * 20'2 x 10'10 KITCHEN/DINER *

* 13'3 x 5'11 UTILITY ROOM * 7'8 x 3'8 SHOWER ROOM *

* 8'10 x 6'4 FOUR PIECE BATHROOM SUITE * 15'7 x 10'10 LOUNGE *

* GAS HEATING * DOUBLE GLAZING * OFF STREET PARKING *

* VIEWING RECOMMENDED *

ENTRANCE PORCH:

Replacement double glazed entrance door to entrance porch. Double glazed window to side, double glazed entrance door to entrance hall.

ENTRANCE HALL:

Radiator, doors to all rooms.

BEDROOM ONE: 12'2 (3.71m) x 10'10 (3.30m)

Radiator, replacement double glazed window to front.

BEDROOM TWO: 12'9 (3.89m) x 8'10 (2.69m)

Radiator, fitted wardrobes, access to conservatory via french doors. Replacement double glazed window to side.

CONSERVATORY: 9'8 (2.95m) x 9'6 (2.90m)

UPVC aspects to side and rear. French style doors to garden.

BATHROOM: 8'10 (2.69m) x 6'4 (1.93m)

Fitted with low level WC, pedestal hand wash basin, panelled bath with shower attachment, shower tray with sliding doors and shower attachment. Radiator, part tiled walls, extractor fan. Replacement double glazed window to rear.

KITCHEN DINER: 20'2 (6.15m) x 10'10 (3.30m)

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. Fitted double oven, electric hob and extractor above. Access to lounge, door to utility room. Wall mounted boiler, replacement double glazed window and door to rear.

LOUNGE: 15'7 (4.75m) x 10'10 (3.30m)

Radiator, fireplace, replacement double glazed bay window to front.

UTILITY ROOM: 13'3 (4.04m) x 5'11 (1.80m)

Fitted with laminated rolled edge work surfaces with inset twin drainer sink unit with mixer tap. Cupboards, drawers and storage space under, range of eye level cupboards. Double storage cupboard, radiator. Access to shower room and bedroom three. Replacement double glazed window and door to rear.

SHOWER ROOM: 7'8 (2.34m) x 3'8 (1.12m)

Fitted with a low level WC, pedestal hand wash basin, shower tray with sliding door and shower attachment. Radiator, part tiled walls, extractor fan.

BEDROOM THREE: 10'6 (3.20m) x 7'11 (2.41m)

Radiator, replacement double glazed window to front.

OUTSIDE:

To the front of the property paved and shingled driveway providing access for off road parking. Driveway provides a in and out access with side access leading to rear garden. The rear garden has paving adjacent to the bungalow with further concreted area and paved area leading to the rear. The garden has four storage sheds and is partially retained by wooden panel fencing.

AGENTS NOTES:

Material information for this property.

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

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: Yes

Single story side extension to form utility and shower room ref no:06/00652/FUL





