



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this well presented semi detached bungalow situated on the popular Birds development which can be found on the Northern outskirts of Clacton's town centre. The property is located within a mile of local shopping facilities and bus routes giving access to town centre. The property is being offered for sale with no onward chain and an early viewing is advised.

DIRECTIONS:

PROCEED FROM: Clacton's town Centre along Station Road, turn left into Carnarvon Road. Upon reaching roundabout take second exit into Wellesley Road, turn immediately right into Oxford Road. At the far end of Oxford Road (ASDA supermarket on left), turn right into Valley Road, left into Burrs Road, take the second left into Ravensdale, then second left into Kestrel Way. Puffinsdale is the first turning on the left and the bungalow can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO DOUBLE BEDROOMS * 14'5 LOUNGE *

MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES *

* REFITTED SHOWER ROOM *

* 15'10 CONSERVATORY *

* GAS HEATING * UPVC DOUBLE GLAZING *

* OFF ROAD PARKING & GARAGE *

* SOUTH WESTERLY FACING REAR GARDEN *

* NO ONWARD CHAIN * SOLE AGENTS *

* VIDEO TOUR AVAILABLE *

ENTRANCE HALL:

Double glazed entrance door to entrance hall. Built in storage cupboard. Radiator. Door to:

LOUNGE: 14'5 (4.39m) x 11'9 (3.58m)

Radiator. Wall mounted electric fire. Laminate flooring. Double glazed window to front, door to:

INNER HALLWAY:

Radiator. Window to side. Built in storage cupboard. Access to loft. Doors to bedrooms, shower room and kitchen.

BEDROOM ONE: 13'10 (4.22m) x 9'5 (2.87m)

Radiator. Double glazed window to rear.

BEDROOM TWO: 10'10 (3.30m) x 10'0 (3.05m)

Radiator. Double glazed window to rear.

SHOWER ROOM:

Refitted with a white coloured suite comprising of shower quadrant, pedestal wash basin, low level WC. Tiled flooring, partially tiled walls. Radiator. Additional chromium effect towel radiator. Double glazed window to side.

KITCHEN: 14'0 (4.27m) x 7'10 (2.39m)

Comprising of cream coloured laminated fronted units with laminated work surfaces and inset one and a half bowl ceramic sink unit with mixer tap over, cupboards, drawers and storage space under, range of matching eye level cupboards, integrated four ring gas hob, oven and extractor canopy. Additional integrated dishwasher, fridge and freezer Tiled flooring. Double glazed window and door to front giving access to covered porch area and further double glazed door to conservatory.

CONSERVATORY: 15'10 (4.83m) x 7'6 (2.29m)

Of brick based construction with double glazed aspects to sides and rear. Radiator. Laminate flooring. Double doors to rear garden.

OUTSIDE:

Paved frontage with driveway affording off road parking and access to garage. Pedestrian access to covered porch area. The porch area gives access to rear garden and service door to garage. The garage with automated roller shutter door and power and light connected. The rear garden enjoys a South Westerly aspect, is predominantly lawned with paved patio area adjacent to the rear of the bungalow. Well stocked shrubbery borders, retained by timber panelled fencing.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band B.

EPC Rating D.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

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

Any additional property charges - No.

Non standard properties features to note - None.



