



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this older style detached bungalow situated in the highly regarded Holland on Sea area and can be found within a few minutes stroll of the regenerated promenade and seafront. The property is being offered for sale with no onward chain and an early viewing is recommended to fully appreciate the size and quality of accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance, where it converts to Kings Parade. Continue along the seafront passing the Kingscliff Hotel on the left. At the far end of the seafront take the first left at the roundabout into Frinton Road. The bungalow can be found after a short distance on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * MODERN BATHROOM & SEPARATE SHOWER ROOM *

* 20'3 x 11'9 LOUNGE * 9'4 x 7'3 KITCHEN *

* 14'4 x 10'5 DINING ROOM *

* GAS HEATING * DOUBLE GLAZING *

* SOUTH FACING REAR GARDEN * GARAGE & OFF ROAD PARKING *

* VIEWING RECOMMENDED *

ENTRANCE LOBBY:

Composite side entrance door to entrance lobby. Further multi pane door to reception hallway.

RECEPTION HALL:

Radiator, glazed window to front, turning stair flight to first floor.

FIRST FLOOR BEDROOM ONE: 26'6 (8.08m) x 6'10 (2.08m)

(plus recess) Eaves storage cupboards, radiator, concealed wall mounted gas boiler. Double glazed windows to front and rear aspect.

GROUND FLOOR BEDROOM TWO: 12'0 (3.66m) x 11'0 (3.35m)

Fitted with laminated fronted wardrobes, radiator, double glazed windows to front.

BATHROOM:

Refitted with a white coloured suite comprising corner panelled bath, vanity wash basin with Quartz surround and storage cupboard under. Range of mirror fronted eye level units, fully tiled walls, tiled flooring, chrome effect radiator. Double glazed windows to side.

DINING ROOM: 14'4 (4.37m) x 10'5 (3.18m)

Exposed floorboards, radiator, arch way to kitchen, open plan access to lounge.

KITCHEN: 9'4 (2.84m) x 7'3 (2.21m)

Fitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset twin circular sink units with mixer tap over. Cupboards and drawers under. Range of matching eye level cupboards and shelving. Integrated electric hob and double oven. Double glazed window to side, open serving hatch to lounge area.

LOUNGE: 20'3 (6.17m) x 11'9 (3.58m)

Exposed floorboards, radiators, double glazed windows to side, further double glazed windows and double doors to rear garden. Further door to utility room.

UTILITY ROOM: 9'0 (2.74m) x 7'2 (2.18m)

(plus 6' recess) Laminated fronted units comprising laminated work surface and inset sink unit with cupboards under. Range of eye level cabinets. Tiled flooring, double glazed window and door to rear garden. Service door to garage. Additional door to ground floor shower room.

GROUND FLOOR SHOWER ROOM:

Fitted with a white coloured suite comprising shower quadrant, pedestal wash basin, low level WC, part tiled walls, tiled flooring.

GARAGE: 24'1 (7.34m) x 8'6 (2.59m)

(max) Up and over door, power and light connected.

OUTSIDE:

Cottage style front garden with well planted shrubbery beds. Driveway providing off road parking and access to attached garage. Pedestrian access to rear garden. The rear garden enjoys a southerly aspect, laid to lawn with well planted flower and shrub borders. Substantial paved patio area adjacent to the rear of the bungalow with further shrubbery beds. The garden is retained by timber panel fencing.

AGENTS NOTES:

Material information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and broadband: Disconnected

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: None

Non standard property features to note:

The property was extended to the rear to form a new lounge and utility room under planning ref: 98/01638/FUL





