



**GORSE LANE,
CLACTON-ON-SEA, ESSEX, CO15 4RP
£280,000 (Guide Price)**

DESCRIPTION:

NO ONWARD CHAIN

Blake & Thickbroom are delighted to be offering for sale this fully refurbished two bedroom detached bungalow benefiting from a garage and being situated in a cul de sac position. The property offers a move in condition and an internal viewing is highly recommended. The property also benefits from being within easy reach of Clacton's factory outlet and additional shopping facilities.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 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 and take the turning right into Hawthorne Road. At the far end turn left into Thorpe Road. Proceed along Thorpe Road straight across two mini roundabouts before turning right into Gorse Lane. The cul de sac entrance will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * VIDEO TOUR AVAILABLE * NO ONWARD CHAIN * FULLY REFURBISHED *
- * TWO BEDROOMS * 7'4 x 6'6 SHOWER ROOM *
- * 21'5 x 17'6 narrowing to 11'10 KITCHEN/DINER/LIVING AREA *
- * 18' x 10'11 CONSERVATORY * GAS HEATING * DOUBLE GLAZING *
- * 16'3 x 8'6 GARAGE * LOW MAINTENANCE REAR GARDEN *
- * OFF ROAD PARKING * VIEWING RECOMMENDED *

ENTRANCE PORCH:

Replacement double glazed entrance door to entrance porch. Single glazed entrance door to entrance hall.

ENTRANCE HALL:

Radiator, storage cupboard, access to loft, doors to all rooms.

BEDROOM ONE: 10'6 (3.20m) x 13'6 (4.11m)

(into bay recess) Radiator, replacement double glazed bay window to front.

BEDROOM TWO: 10'6 (3.20m) x 10'5 (3.18m)

Radiator, replacement double glazed bay window to front.

SHOWER ROOM: 7'4 (2.24m) x 6'6 (1.98m)

Refitted shower room comprising low level WC, vanity hand wash basin with mixer tap, cupboards below. Walk in shower tray with rainfall shower attachment. Fully tiled walls, replacement double glazed window to side.

LIVING KITCHEN DINER: 21'5 (6.53m) x 12'6 (3.81m)

(narrowing to 11'10) Fitted with laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit and mixer tap. Cupboards, drawers and storage space under, range of eye level cupboards. Fitted oven, microwave, fridge and freezer, electric hob with extractor hood above, washing machine, dish washer. Two radiators, two replacement double glazed windows to side and rear. Door to side. Double glazed sliding doors to conservatory.

CONSERVATORY: 18'0 (5.49m) x 10'11 (3.33m)

UPVC construction panelled roof, double glazed aspects to side and rear, french style doors leading to garden.

OUTSIDE:

To the front of the property. Shared access through which is block paved providing access to garage. 16'3 x 8'6 Up and over door, power and light connected. Double glazed window to rear. Side pedestrian access to rear garden. The rear garden is a low maintenance design being fully paved, three wooden storage sheds, greenhouse to remain. The garden is partially retained by wooden panel fencing.

AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax Band: C. 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: No





