



**HEATHER CLOSE,
CLACTON-ON-SEA, ESSEX, CO15 4NA
£295,000 (Asking Price)**

DESCRIPTION:

Nestled within a quiet cul de sac in the sought after area of Great Clacton, is this extended semi detached chalet bungalow offers an excellent opportunity for those looking to personalise their next home. Occupying a generous corner plot position, this property enjoys enhanced privacy along with a spacious South West facing rear garden ideal for catching the afternoon and evening sun.

The bungalow is currently vacant providing a blank canvas for modernisation or further improvement, subject to the usual consent. Located within an established residential setting the home benefits from convenient access to local amenities, bus route to Great Clacton's shopping facilities while the coast and Clacton town centre remain within easy reach. As the vendor's chosen sole agent, an early viewing is highly recommended to avoid disappointment.

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. Proceed along Burrs Road across first mini roundabout, continue passing the cemetery, across the next mini roundabout. Proceed a short distance and Heather Close will be found on the right hand side. Proceed into Heather Close to the end of the cul de sac, the can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISSES:

* THREE BEDROOMS *

* 15'8 x 11'2 LOUNGE * 20'7 x 14'8 KITCHEN DINER *

* 13' CONSERVATORY * WET ROOM *

* GAS HEATING VIA RADIATORS with NEW BOILER *

* DOUBLE GLAZING *

* DRIVEWAY AND GARAGE * CORNER PLOT POSITION * CUL DE SAC LOCATION *

* SOUTH WEST FACING REAR GARDEN *

* NO ONWARD CHAIN * SOLE AGENTS *

* KEYS TO VIEW *

FIRST FLOOR: BEDROOM ONE: 13'5 (4.09m) x 12'5 (3.78m)

Radiator. Eaves storage cupboards. Dormer window to front.

BEDROOM TWO: 9'10 (3.00m) x 7'3 (2.21m)

Radiator. Eaves storage cupboards. Dormer window to rear.

LANDING:

Walk in storage cupboard (balance of loft). Stairflight to ground floor.

ENTRANCE HALL:

Double glazed entrance door to entrance hall. Radiator.

BEDROOM THREE: 9'8 (2.95m) x 9'1 (2.77m)

Radiator. Newly fitted combi gas boiler. Window to front.

WET ROOM:

Fitted with electric shower unit with disabled cubicle and shower curtain, hand wash basin, low level WC. Fully tiled walls. Radiator. Extractor fan. Window to side.

LOUNGE: 15'8 (4.78m) x 11'2 (3.40m)

Ornamental wooden fire surround with marble effect inset and hearth. Radiator. Window to front.

KITCHEN DINER: 20'7 (6.27m) x 14'8 (4.47m)

The kitchen area is fitted with a range of laminated fronted units with laminated work surfaces with inset single drainer sink unit with mixer tap, cupboards under, eye level cupboards. Part tiled walls, tiled flooring. Radiator. Windows to rear. Stairflight to first floor, further door to:

CONSERVATORY: 13'0 (3.96m) x 9'1 (2.77m)

Of brick based construction with panelled roof. Radiator. Windows to front and side, double glazed door to outside.

OUTSIDE:

Paved front garden, driveway providing off road parking leading to detached garage with up and over door. Side gate access to South Westerly facing lawned side and rear garden, patio area, storage shed to remain, mature trees. The garden is retained by panelled fencing and hedgerow.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band B.

EPC Rating C.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Unknown due to property being vacant. 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.





GROUND FLOOR

1ST FLOOR



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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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