



**DESCRIPTION:**

**NO ONWARD CHAIN**

Blake & Thickbroom are delighted to be offering for sale this extended two bedroom semi detached bungalow being presented in move in condition with generous amount of off street parking, south facing garden and being within easy reach of local amenities and transport links. An internal viewing is highly recommended to avoid missing out on this opportunity.

**DIRECTIONS:**

PROCEED FROM: Clacton's town center along A133 London Road. At the main London Road roundabout take the third exit into the continuation of London Road. Past the Robin Hood public house on the left, turn right into Hawthorne Road, at the far end turn left into Thorpe Road. Proceed along the road for approximately quarter of a mile straight across two mini roundabouts. Right into Gorse Lane and the property can be found on right hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* NO ONWARD CHAIN \* VIDEO TOUR AVAILABLE \*

\* EXTENDED \* TWO BEDROOMS \* 20' x 9' KITCHEN/DINER \*

\* 12'3 x12'2 LOUNGE \* 7'1 x 6'1 MODERN BATHROOM SUITE \*

\* GAS HEATING \* DOUBLE GLAZING \* SPEAKER SYSTEM INSTALLED IN THE KITCHEN \*

\* ALARM SYSTEM \* SOUTH FACING REAR GARDEN \*

\* WITHIN EASY REACH OF MAJOR SHOPPING FACILITIES & TRANSPORT LINKS \*

**ENTRANCE HALL:**

Replacement double glazed entrance door to entrance hall. Radiator, storage cupboard, access to loft. Doors to all rooms.

**BEDROOM ONE:** 12'2 (3.71m) x 11'11 (3.63m)

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

**BEDROOM TWO:** 10'4 (3.15m) x 8'10 (2.69m)

Radiator, replacement double glazed window to rear.

**BATHROOM:** 7'1 (2.16m) x 6'1 (1.85m)

Fitted with low level WC, P-Shaped bath with shower attachment and shower screen. Vanity hand wash basin with mixer tap and cupboards under, heated towel rail, part tiled walls, tiled flooring. Airing cupboard, extractor fan. Replacement double glazed window to rear.

**LOUNGE:** 12'3 (3.73m) x 12'2 (3.71m)

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

**KITCHEN DINER:** 20'0 (6.10m) x 9'0 (2.74m)

Modern fitted kitchen comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap. Cupboards, drawers and storage space under, range of eye level cupboards. Fitted low level oven, five ring gas hob with extractor hood above. Wall mounted gas boiler concealed in cupboard. Speaker system fitted, radiator, part tiled walls, tiled flooring. Replacement double glazed windows to side and rear. French style doors to rear garden.

**OUTSIDE:**

To the front of the property shared access to driveway, the driveway offers ample off road parking, partially concreted and shingled. Side access leading to the rear garden. The rear garden enjoys a southerly aspect, paving adjacent to the bungalow with further path leading to the rear, remainder is mostly laid to lawn. Storage facility to the rear, shrubs and tree borders to the right hand side. The garden is partially retained by wooden panel fencing.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band: B . 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](http://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

The property was extended in 2019 planning reference no: 19/00231/HHPNOT

The property also shares an access into the driveway.





