



**CHIPSTEAD WALK,
CLACTON-ON-SEA, ESSEX, CO16 8FH
£230,000 (Asking Price)**

DESCRIPTION:

NO ONWARD CHAIN

Blake & Thickbroom are delighted to offer for sale this beautifully presented two bedroom semi bungalow in the well regarded Cann Hall development. This property is situated in a incredible quite cul de sac position. Call our offices now to arrange a viewing and avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the first exit into St Johns Road. Take the first turning right into Constable Avenue. Proceed along Constable Avenue passing the primary school on the left before turning right into Dorking Crescent. Follow the road around to the right and take the second left into Chipstead Walk. The property can be found a short distance on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* NO ONWARD CHAIN * VIDEO TOUR AVAILABLE *

* TWO BEDROOMS * 12'6 LOUNGE * 10'5 CONSERVATORY *

* GAS HEATING * DOUBLE GLAZING *

* CUL DE SAC POSITION *

* OFF ROAD PARKING * VIEWING RECOMMENDED *

ENTRANCE HALL:

Entrance door to entrance hall. Two storage cupboards housing washing machine and tumble dryer. Access to loft, radiator. Doors to all rooms.

BEDROOM ONE: 13'10 (4.22m) x 8'10 (2.69m)

Built in wardrobe, radiator, replacement double glazed window to front.

BEDROOM TWO: 9'2 (2.79m) x 8'2 (2.49m)

Built in wardrobe, radiator, replacement double glazed window to front.

KITCHEN: 9'4 (2.84m) x 7'5 (2.26m)

Modern fitted white kitchen comprising laminated rolled edge work surfaces with inset single drainer sink unit, cupboards under, range of eye level cupboards. Built in oven, four ring gas hob, part tiled walls. Replacement double glazed window to rear.

BATHROOM: 6'6 (1.98m) x 5'5 (1.65m)

Fitted with low level WC, vanity hand wash basin, P-shaped bath, heated towel rail, fully tiled walls. Replacement double glazed window to side.

LOUNGE: 12'6 (3.81m) x 7'5 (2.26m)

Electric fire, radiator, further access to conservatory.

CONSERVATORY: 10'5 (3.18m) x 10'0 (3.05m)

Radiator, windows to rear and side, french style doors to rear garden.

OUTSIDE:

The rear garden benefits from a decked area adjacent to the bungalow with further lawned area and retained by flower and shrub borders. Three sheds (option for them to be removed). The rear garden is retained by timber panel fencing. To the front of the property is a block paved driveway and concrete area affording off road parking.

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 to confirm the coverage of mobile phone and broadband for this property.

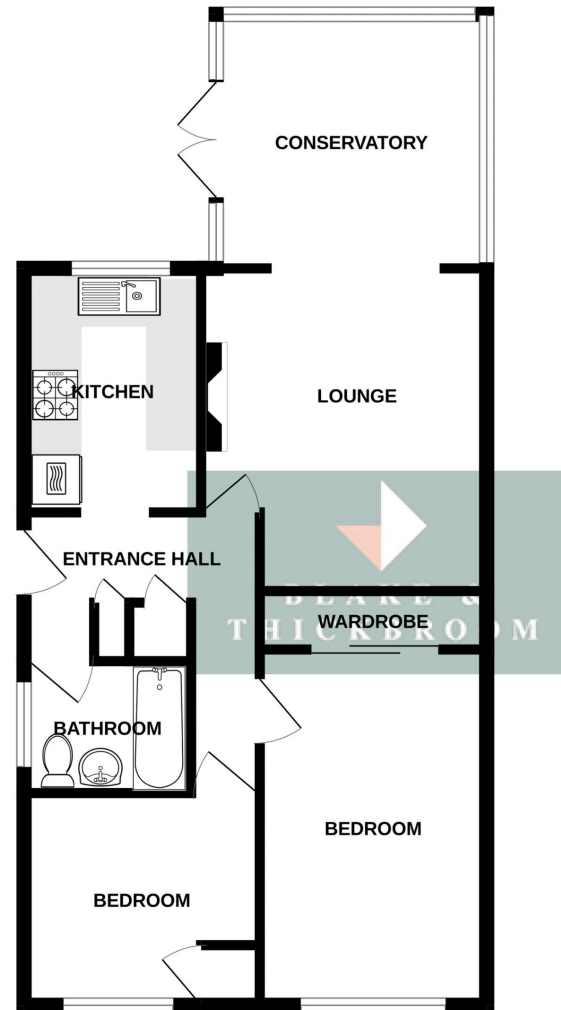
Any additional property charges: No

Non standard property features to note: None





GROUND FLOOR



CHIPSTEAD WALK, CLACTON-ON-SEA, ESSEX, CO16 8FH

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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