



**MARINA GARDENS,  
CLACTON-ON-SEA, ESSEX, CO15 5BD  
£375,000 (Asking Price)**

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this well presented detached bungalow situated within the highly regarded East Clacton area and within walking distance of Clacton's seafront and local shopping facilities. A viewing is recommended to fully appreciate the size, quality and location of this sizeable bungalow.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Station Road, turning left into Carnarvon Road. First right into Skelmersdale Road. Proceed past the railway station on the left and at the junction with Holland Road, turn left into Holland Road. Proceed along Holland Road for approximately one mile passing the primary school on the left hand side before turning right into Deanhill Avenue. Proceed up the hill and take the second left into Marina Gardens. The bungalow can be found on the right hand side.

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

- \* TWO DOUBLE BEDROOMS \* 16'4 x 11'8 LOUNGE \*
- \* 10' x 8'1 DINING ROOM \* 11' CONSERVATORY \*
- \* 10' FITTED KITCHEN \* FOUR PIECE BATHROOM \*
- \* BRICK BUILT GARDEN ROOM/LAUNDRY ROOM \* GAS HEATING \*
- \* APPROX 30' UN-OVERLOOKED REAR GARDEN \* ATTACHED GARAGE \* AMPLE OFF ROAD PARKING \*
- \* VIEWING RECOMMENDED \* SOLE AGENTS \*

**ENTRANCE HALL:**

UPVC double glazed side entrance door to entrance hall. L Shaped, radiator, built in storage cupboards, doors to bedrooms, bathroom and lounge.

**LOUNGE:** 16'4 (4.98m) x 11'8 (3.56m)

Timber fire surround, radiator, sliding patio doors to rear garden and arch leading to dining room.

**DINING ROOM:** 10'0 (3.05m) x 8'1 (2.46m)

Radiator, double glazed patio doors to conservatory. Further door to kitchen.

**KITCHEN:** 10'0 (3.05m) x 8'4 (2.54m)

Fitted with a range of laminated fronted units comprising laminated work surfaces with inset sink unit with cupboards, drawers and storage space under. Range of matching eye level cupboards. Integrated four ring gas hob, double oven. Radiator, double glazed window and door to side.

**CONSERVATORY:** 11'0 (3.35m) x 9'7 (2.92m)

Brick base construction, UPVC double glazed aspects to side and rear, radiator, tiled flooring, double doors giving access to garden.

**BEDROOM ONE:** 13'5 (4.09m) x 12'0 (3.66m)

Fitted His & Hers wardrobes and central dresser unit, radiator. Double glazed window to front.

**BEDROOM TWO:** 11'10 (3.61m) x 9'9 (2.97m)

Radiator, double glazed window to front.

**BATHROOM:**

Four piece white coloured suite comprising panelled bath with mixer tap and shower attachment. Vanity wash basin, low level WC, shower quadrant, fully tiled walls. Radiator, double glazed windows to side.

**OUTSIDE:**

The frontage is partially retained by brick wall giving access to block paved driveway and shaped lawned area with off road parking and access to attached garage. Weather proof AC points, further access to rear garden. The garage is automated roller shutter door, power and light connected. Service door to rear garden. The rear garden approx 30' in length, laid to lawn with flower and shrub borders, large paved patio area adjacent to the rear of the bungalow, access to brick built garden room/laundry room. The garden is retained by timber panel fencing.

**AGENTS NOTES:**

Material information for this property  
Tenure is Freehold. Council Tax Band: D. EPC: TBC  
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: None







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