



**THOROUGHGOOD ROAD,
CLACTON-ON-SEA, ESSEX, CO15 6AN
£325,000 (Guide Price)**

DESCRIPTION:

BEING OFFERED ON A GUIDE PRICE OF £325,000 to £350,000.

Blake & Thickbroom are delighted to be offering for sale this well presented three bedroom detached bungalow situated on the much sought after East Clacton area within a short walk to the Clacton on Sea seafront. The property benefits from generous accommodation throughout, en suite, conservatory, garage and a generous amount of off road parking. Call our offices to arrange a viewing now.

DIRECTIONS:

SAT NAV POSTCODE: CO15 6AN

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* SOLE AGENTS * VIDEO TOUR AVAILABLE *

* THREE DOUBLE BEDROOMS * EN SUITE * ADDITIONAL SHOWER ROOM *

* 14'7 x 13'4 LOUNGE * 12'11 x 11'3 CONSERVATORY *

* 11'5 x 11'3 KITCHEN * PART OF THE GARAGE CONVERTED TO A UTILITY 9'8 x 8'10 *

* LOW MAINTENANCE REAR GARDEN * OFF STREET PARKING * DOUBLE GLAZING *

* GAS HEATING * WALKING DISTANCE TO SEAFRONT * VIEWING RECOMMENDED *

ENTRANCE HALL:

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

BEDROOM ONE: 13'4 (4.06m) x 12'2 (3.71m)

Radiator, fitted wardrobe, storage cupboard, double glazed window to rear. Door to en suite shower room.

EN SUITE SHOWER ROOM:

Low level WC, vanity hand wash basin, shower tray with sliding door and shower attachment. Fully tiled walls, double glazed window to rear.

BEDROOM TWO: 14'1 (4.29m) x 11'5 (3.48m)

Radiator, double glazed window to front.

BEDROOM THREE: 11'4 (3.45m) x 9'5 (2.87m)

Radiator, double glazed window to side.

SHOWER ROOM: 8'3 (2.51m) x 5'7 (1.70m)

Fitted with a low level WC, vanity hand wash basin with mixer tap and cupboard under. Shower tray with shower attachment, radiator, extractor fan, fully tiled walls, tiled flooring. Double glazed window to rear.

KITCHEN: 11'5 (3.48m) x 11'3 (3.43m)

Fitted with laminated worktops with inset single drainer sink unit with mixer tap. Cupboards, drawers and storage space under. A range of eye level cupboards. Built in double oven, washing machine, dish washer, fully length fridge, pull out bins, electric hob with extractor hood above. Radiator, breakfast bar area, part tiled walls. Double glazed window to front, double glazed door to side.

LOUNGE: 14'7 (4.45m) x 13'4 (4.06m)

Radiator, double glazed window to side, double glazed sliding doors to conservatory.

CONSERVATORY: 12'11 (3.94m) x 11'3 (3.43m)

Brick base construction. Panelled roof, double glazed aspects to side and rear. French style doors to garden.

OUTSIDE:

To the front of the property block paved providing access for off street parking for several vehicles. Outside electric sockets. Side access to rear garden. The frontage is partially retained by low level brick wall and panel fencing. The rear garden is decked with astroturf area with paved area to the side affording a low maintenance garden. The rear garden is retained by wooden panel fencing.

GARAGE/UTILITY:

The garage has been divided to create a utility area measures 9'8 x 8'10. The remainder of the garage has power and light connected. Wall mounted gas boiler.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band:D . 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





