



DESCRIPTION:

NO ONWARD CHAIN. Blake & Thickbroom are delighted to be offering for sale this well presented spacious three bedroom detached bungalow with ensuite and four piece bathroom, situated within easy reach of the seafront, Clacton's town centre and mainline railway station leading to London Liverpool Street. The property boasts generous accommodation throughout and an internal viewing is highly recommended.

DIRECTIONS:

See satnav : Postcode CO15 6BE

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE DOUBLE BEDROOMS * ENSUITE SHOWER ROOM 8'2 x 5'3 *

* LOUNGE 23'4 x 12'7 * KITCHEN 18'5 x 13'6 *

* FOUR PIECE BATHROOM * CONSERVATORY 15'6 x 14'1 *

* GAS HEATING * DOUBLE GLAZING *

* OFF ROAD PARKING & GARAGE (23'3 x 9'7) *

* IN AND OUT DRIVEWAY * LAWNED REAR GARDEN *

* NO ONWARD CHAIN * VIDEO TOUR AVAILABLE *

* VIEWING RECOMMENDED *

ENTRANCE PORCH:

Replacement double glazed French style doors to entrance porch. Replacement double glazed entrance door to:

ENTRANCE HALL: 29'10 (9.09m) x 4'8 (1.42m)

Two radiators. Loft access. Doors to all rooms. Tiled flooring.

BEDROOM ONE: 17'1 (5.21m) x 10'11 (3.33m)

(into bay recess) (plus one foot into wardrobe recess). Replacement double glazed bay window to front. Door to:

ENSUITE: 8'2 (2.49m) x 5'3 (1.60m)

Fitted with shower tray with sliding door, shower attachment, vanity hand wash basin, low level WC. Radiator. Extractor fan. Fully tiled walls, tiled flooring. Replacement double glazed window to side.

BEDROOM TWO: 17'9 (5.41m) x 12'10 (3.91m)

(to bay recess) Radiator. Fitted wardrobes. Replacement double glazed bay window to front.

BEDROOM THREE: 12'10 (3.91m) x 9'9 (2.97m)

Radiator. Replacement double glazed window to side.

BATHROOM: 12'10 (3.91m) x 6'5 (1.96m)

Fitted with panelled bath, shower tray with sliding door and shower attachment, twin vanity hand wash basin with mixer tap and cupboard below, low level WC. Eye level cupboards. Plumbing for washing machine. Fully tiled wall, tiled flooring. Replacement double glazed window to side.

LOUNGE: 23'4 (7.11m) x 12'7 (3.84m)

Two radiators. Two double glazed windows to side, replacement double glazed sliding doors to garden.

KITCHEN: 18'5 (5.61m) x 13'6 (4.11m)

Modern fitted kitchen comprising of wood effect fronted units with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, fitted four ring gas hob, double oven. Wall mounted boiler. Fully tiled flooring, part tiled walls. Radiator. Double glazed windows to sides and rear, French style doors to:

CONSERVATORY: 15'6 (4.72m) x 14'1 (4.29m)

Of UPVC construction with panelled roof, two double glazed doors to garden. Fully tiled flooring.

OUTSIDE:

The property benefits from an in and out driveway to the front of the property, block paved and concreted, established flower beds. The garage (20'3 x 9'7) is accessed from the right hand side with power and light connected with an electric up and over door. Side access on the left hand side leading to rear garden. The rear garden has resin paved areas adjacent to the bungalow with path leading down the left hand side to summerhouse. Further paved area to the rear of the garden whilst the middle part is laid to lawn with a variety of well established flowers and shrubs. Wooden storage shed adjacent to the garage with service door to garage. The rear garden is partially retained by wooden panelled fencing.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band D.

EPC Rating D.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. 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 - Yes. The owner of the property had a thermal render installed.





