



ROSE CRESCENT,
CLACTON-ON-SEA, ESSEX, CO15 4NQ
£290,000 (Offers in excess of)

DESCRIPTION:

Blake & Thickett are Pleased to be Offering for Sale, this Well Presented Modern Linked Detached Bungalow Situated on this Popular Development on the Northern Outskirts of Clacton's Town Centre. The Bungalow Occupies a Quiet Cul-de-Sac Position and is Conveniently Located within Walking Distance of Bus Route, Main Road Access to Clacton's Town Centre and within a Five Minute Drive of Major Supermarket Outlets.

DIRECTIONS:

PROCEED FROM: Clacton's town centre on the A133 London Road, upon reaching the main London Road roundabout take the fourth exit on the right hand side into the initial part of St Johns Road. Proceed into the centre of Gt Clacton. Left at the Queens Head Public House into North Road. Take the second turning right into Thorpe Road, proceed along Thorpe Road, down the hill and take the turning into Bramble Way on the right. First left into Rose Crescent, the property can be found half way down on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * EN SUITE SHOWER ROOM * 8'4 x 5'5 BATHROOM *

* 12' x 11'1 KITCHEN / BREAKFAST ROOM WITH BUILT IN OVEN, HOB UNIT, EXTRACTOR HOOD, INTEGRATED WASHING MACHINE, DISHWASHER, FRIDGE & FREEZER *

* 15'6 x 14'5 LOUNGE WITH PATIO DOORS TO CONSERVATORY *

* GAS HEATING VIA RADIATORS * DOUBLE GLAZED WINDOWS *

* ESTABLISHED GARDEN * GARAGE * NO ONWARD CHAIN *

RECEPTION HALLWAY:

Smoothed and coved ceiling. Access to loft. Built in linen cupboard with radiator. Wooden flooring. Radiator. Doors to:

BEDROOM ONE: 12'7 (3.84m) x 12'0 (3.66m)

Built in wardrobes with mirror fronted sliding doors, further built in storage cupboard. Smoothed and coved ceiling. Radiator. Window to rear. Door to en-suite shower room.

EN SUITE SHOWER ROOM: 5'5 (1.65m) x 5'2 (1.57m)

Fitted with a white suite comprising low level WC, vanity wash hand basin with mixer tap and cupboards under. Ceiling spot lights. Heated towel rail. Tiled walls, tiled flooring. Window to rear.

BEDROOM TWO: 12'1 (3.68m) x 8'6 (2.59m)

Coved and smoothed ceiling. Radiator. Window to front.

BATHROOM: 8'4 (2.54m) x 5'5 (1.65m)

Modern white suite comprising of enclosed panelled bath with mixer taps, low level WC, vanity wash basin with mixer tap, cupboard and drawers below. Coved and smoothed ceiling. Radiator / towel rail. Ceiling spot lights. Tiled walls and flooring. Window to front.

KITCHEN/BREAKFAST ROOM: 12'0 (3.66m) x 11'1 (3.38m)

Fully fitted with a range of laminated fronted units with rolled edge work surfaces with inset one and a half bowl single drainer sink unit and mixer tap, drawers and cupboards under, matching eye level cupboards. Four ring gas hob with extractor hood above, eye level oven with cupboards above and below. Integrated washing machine, dish washer, fridge and freezer. Wall mounted combination gas boiler enclosed by matching kitchen units. Smoothed and coved ceiling. Part tiled walls. Ceiling spot lights. Radiator. Window to front, door to outside.

LOUNGE: 15'6 (4.72m) x 14'5 (4.39m)

Coved and smoothed ceiling. Radiator. Wall lights. Window to side, double glazed sliding patio doors to conservatory.

CONSERVATORY: 13'8 (4.17m) x 7'8 (2.34m)

Of brick based construction with UVPC double glazed windows to sides and rear. Solid ceiling. Radiator. Tiled flooring. Double glazed door to rear garden.

OUTSIDE:

The property benefits from a block paved driveway providing off road parking leading to attached garage with up and over door, power and light connected, personal door to rear garden. Pedestrian side access leading to a low maintenance, stoned rear garden enclosed by fencing with mature flower and shrub borders. Paved patio area, raised decked area.

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AGENTS NOTES:

Material Information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating C.

Services Connected

Electricity - Yes

Gas - Yes

Water - Yes

Sewerage type - Mains

Telephone and Broadband coverage - unknown due to the property being vacant.

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 - Yes

This property is located on a private road.

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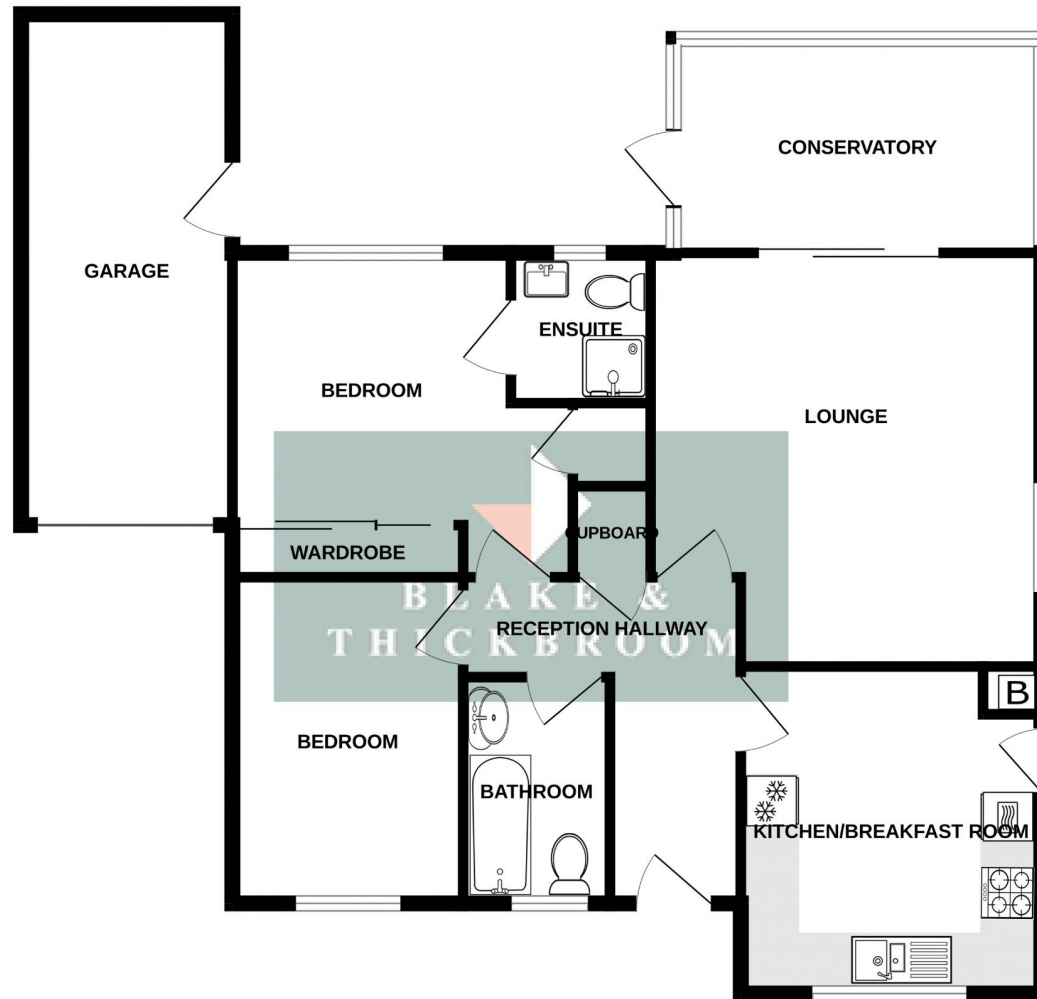
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GROUND FLOOR



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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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