



**DESCRIPTION:**

Blake & Thickbroom are Pleased to be Offering, in their Opinion, this well Presented and Deceptively Spacious Detached Bungalow Situated Towards the Outskirts of Clacton's Town Centre Enjoying Easy Access to Shopping Facilities and Mainline Railway Station.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre via Station Road turning left into Carnarvon Road. At roundabout take the last exit into Wellesley Road then turn immediately right into Oxford Road. Take the second turning on the left into Oxford Crescent, at the far end of Oxford Crescent turn right into Berkeley Road and the property will be found on the left hand side.

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

\* THREE BEDROOMS \* ENSUITE WC \*

\* 19'10 x 12'3 LOUNGE \*

\* 11'10 x 9'2 KITCHEN \*

\* 11'10 x 8'8 DINING AREA \*

\* MODERN FAMILY BATHROOM \*

\* DOUBLE GLAZING \* GAS HEATING \*

\* 19'7 x 11'4 GARAGE \*

\* NON ESTATE POSITION \*

\* VIEWING RECOMMENDED \* SOLE AGENTS \*

**ENTRANCE HALL:**

Triple glazed entrance door to entrance hall. Built in storage cupboard with linen shelving and water softener. Radiator. Access to loft affording access to combi gas boiler. Doors to all rooms.

**LOUNGE:** 19'10 (6.05m) x 12'3 (3.73m)

Open fire with cast iron surround. Radiator. Double glazed bow window to front.

**KITCHEN:** 11'10 (3.61m) x 9'2 (2.79m)

Fitted with a range of base units with laminated work surfaces with inset ceramic one and a half bowl sink unit with filtered water mixer tap over, cupboards, drawers and storage space under, integrated ceramic hob with double oven, integrated dishwasher, matching work surfaces with crockery display units over. Double glazed window to rear, partially glazed door to side. Open plan access to:

**DINING AREA:** 11'10 (3.61m) x 8'8 (2.64m)

Radiator. Double glazed sliding patio doors overlooking rear garden.

**BEDROOM ONE:** 14'3 (4.34m) x 8'0 (2.44m)

(into door recess). Radiator. Double glazed window to rear and door to:

**EN SUITE CLOAKROOM:**

Fitted with a low level WC, wall mounted wash basin. Fully tiled walls, laminate flooring.

**BEDROOM TWO:** 10'4 (3.15m) x 11'1 (3.38m)

Mirror fronted wardrobes. Radiator. Double glazed window to front.

**BEDROOM THREE:** 10'5 (3.18m) x 7'1 (2.16m)

Fitted wardrobes, range of top cupboards. Radiator. Double glazed window to front.

**BATHROOM:**

Suite comprising of corner Jacuzzi style paneled bath, pedestal wash basin, low level WC. Fully tiled walls. Radiator/towel rail. Double glazed window to rear.

**OUTSIDE:**

Lawned front garden retained by mature hedging with five bar gate affording access to driveway and attached garage. The garage (19'7 x 11'4) has access to loft room/storage space with electric roller shutter door and service door to rear garden.

**REAR GARDEN:**

The rear garden is approximately 40' in length and predominately lawned with flower and shrubbery borders. Timber storage shed and gazebo to remain. The garden is retained by timber paneled fencing.

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**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

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.

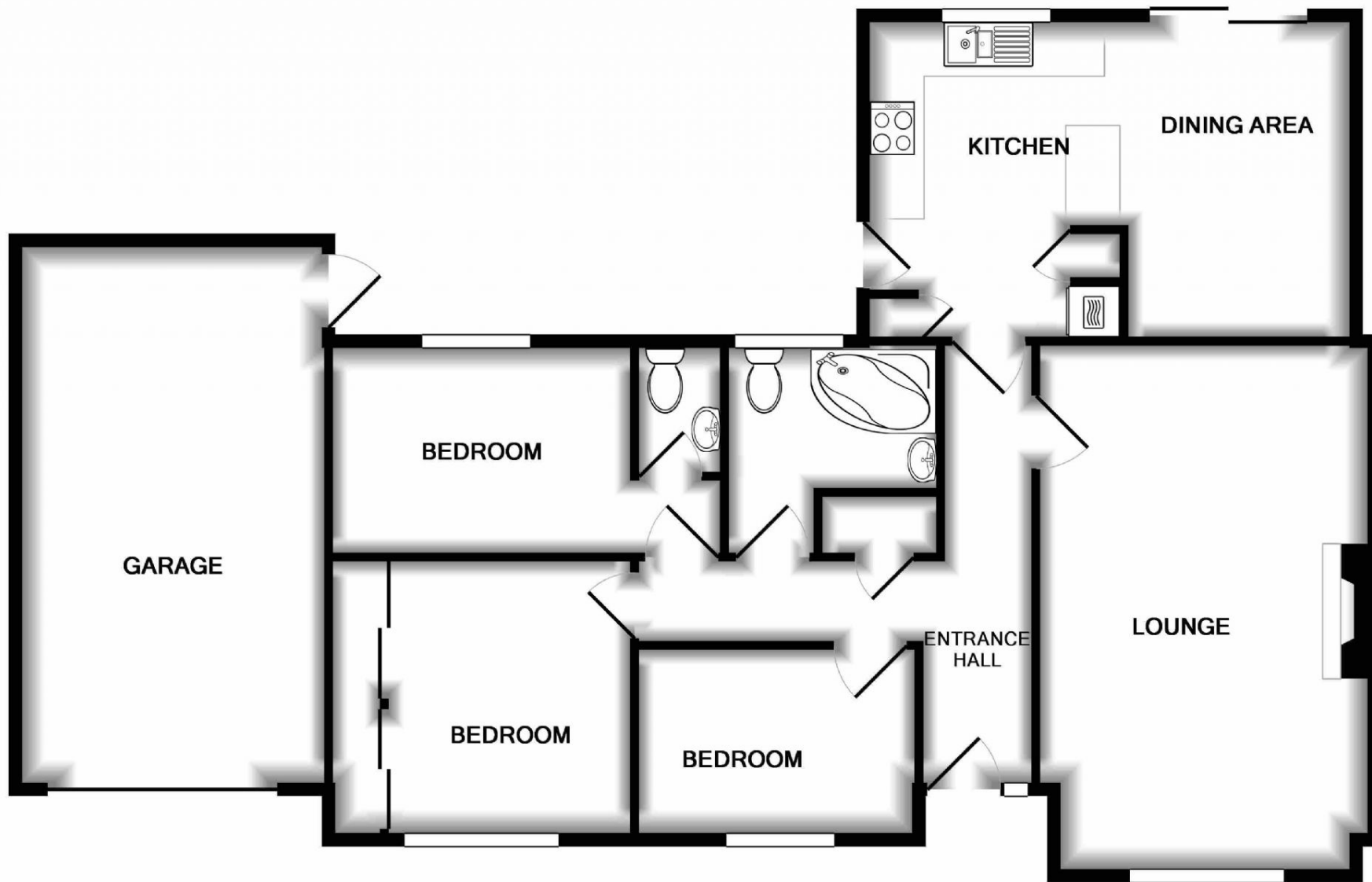
Any additional property charges - No.

Non standard properties features to note - None.









**BERKELEY ROAD, CLACTON-ON-SEA, ESSEX, CO15 3PF**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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