



**DESCRIPTION:**

Blake & Thickbroom are Pleased to be Offering this Extended and Deceptively Spacious Detached Bungalow Situated on the Popular and Much Requested Tudor Development in Need of Some Modernisation on the Outskirts of Clacton's Town Centre.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing the Toby Carvery on your left, the road becomes West Road. Continue along West Road passing the Golf Course on your left hand side. At the mini roundabout (Three Jays Public House) ahead of you, turn left and straight across the next mini roundabout and into Jaywick Lane. Proceed along Jaywick Lane taking the next turning on the left hand side into Millers Barn Road. Continue along this road taking the turning on the right into Spencer Way, follow this road round and the property can be found on the left hand side.

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

- \* TWO BEDROOMS \* SHOWER ROOM \* SEPARATE CLOAKROOM \*
- \* 16'10 x 11'11 LOUNGE \* 11'10 x 9'9 FITTED KITCHEN \*
- \* 11'1 x 9'7 DINING AREA \* REPLACEMENT DOUBLE GLAZED WINDOWS \*
- \* GAS HEATING \* OFF ROAD PARKING \* INTEGRAL GARAGE WITH ELCTRIC ROLLER SHUTTER DOOR\*
- \* LAWNED REAR GARDEN \* MODERNISATION REQUIRED \*

**RECEPTION HALLWAY:**

Replacement double glazed entrance door to hall. Access to loft, built in airing cupboard, radiator. Doors to:

**BEDROOM ONE:** 12'5 (3.78m) x 10'11 (3.33m)

Fitted with a range of laminated fronted wardrobes with cupboards over bed recess, radiator. Replacement double glazed window to front.

**BEDROOM TWO:** 11'10 (3.61m) x 9'11 (3.02m)

Radiator, replacement double glazed window to side.

**CLOAKROOM:**

Fitted with a white low level WC, radiator, replacement double glazed window to side.

**SHOWER ROOM:**

Fitted with a white suite comprising of low level WC, pedestal wash basin with mixer taps, quadrant shower cubicle, heated towel rail, part tiled walls. Replacement double glazed window to side.

**LOUNGE:** 16'10 (5.13m) x 11'11 (3.63m)

Radiator, replacement double glazed sliding patio doors to rear garden.

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

Fitted with a range of cream laminated fronted units comprising of rolled edge work surfaces with inset single drainer sink unit. Cupboard under, matching eye level cupboard, part tiled walls. Radiator, replacement double glazed window to side. Steps down to dining area.

**DINING AREA:** 11'1 (3.38m) x 9'7 (2.92m)

Radiator, laminated style flooring, replacement double glazed window to side, replacement double glazed sliding patio doors to rear garden.

**OUTSIDE:**

To the front of the property is block paving enclosed by low brick wall providing off road parking leading to integral garage with electric roller shutter door, power and light connected, wall mounted gas boiler. Pedestrian side access leading to approx. 50' lawned rear garden enclosed by fencing.

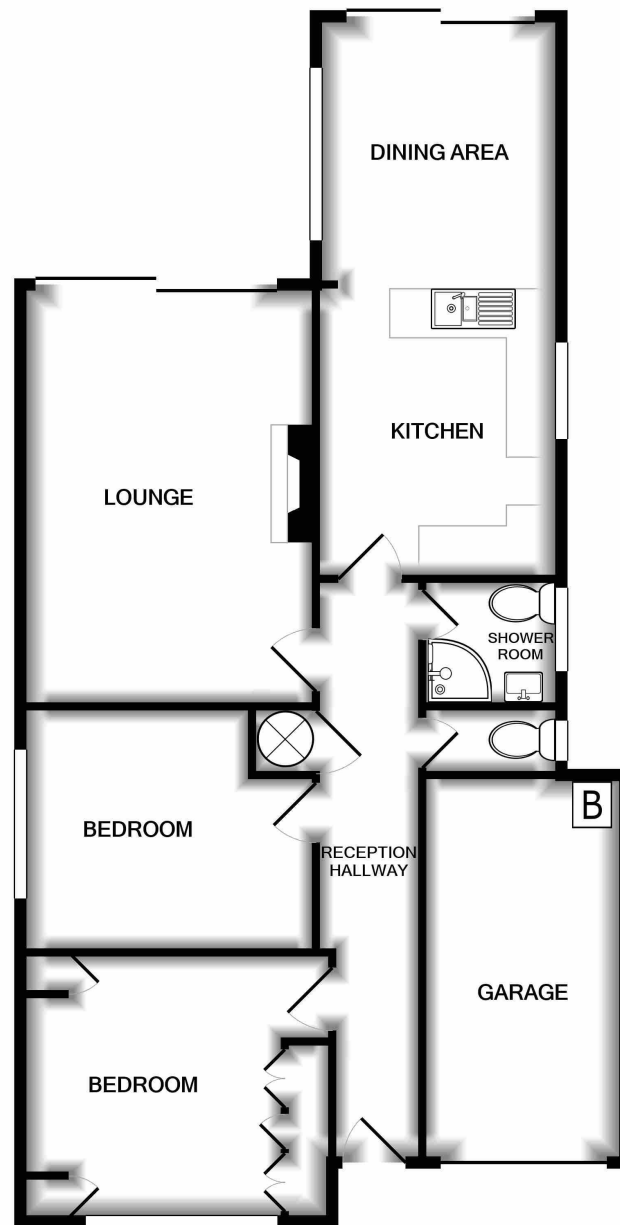
**AGENTS NOTES:**

Material Information for this property  
Tenure: Freehold. Council Tax Band: C. EPC: D  
Services connected  
Electricity - Yes  
Gas - Yes  
Water - Yes  
Sewerage stype - Mains  
Telephone and Broadband coverage - Unknown due to the property being vacant.  
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









SPENSER WAY, CLACTON-ON-SEA, ESSEX, CO15 2QT

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  
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