



BLAKE & THICKBROOM



**COLCHESTER ROAD,
WEELEY, ESSEX, CO16 9JP
£355,000 (Asking Price)**

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<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are delighted to be offering for sale this extended three bedroom detached bungalow with garage, located in the highly regarded village of Weeley. The property is conveniently located within walking distance of local shops and mainline railway station leading to London Liverpool Street. A viewing is recommended to fully appreciate the accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via the A133 London Road, Upon reaching the main London Road roundabout (fire station on left) take the second exit onto the new bypass road. Proceed across the first roundabout onto the second part of the bypass. Follow signs for Weeley, Colchester and London. At large roundabout (McDonalds on right), take the second exit following signs for Frinton and Walton. At the next roundabout take the first exit into Colchester Road, Weeley and the property will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * MODERN SHOWER ROOM *

* 20'9 x 10'9 LOUNGE * 12'11 CONSERVATORY *

* 16'3 x 9'10 KITCHEN DINER *

* BEAUTIFULLY PRESENTED WEST FACING REAR GARDEN *

* DOUBLE GLAZING * GAS HEATING VIA RADIATORS *

* GARAGE & OFF ROAD PARKING *

* VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

Replacement double glazed entrance door leading to entrance hall. Radiator. Loft access. Doors to all rooms.

BEDROOM ONE: 11'0 (3.35m) x 10'11 (3.33m)

Radiator. Fitted wardrobes. Replacement double glazed window to front.

BEDROOM TWO: 10'9 (3.28m) x 8'9 (2.67m)

Radiator. Fitted wardrobes. Replacement double glazed window to side.

BEDROOM THREE: 9'6 (2.90m) x 9'4 (2.84m)

Radiator. Replacement double glazed window to front.

SHOWER ROOM:

Modern fitted shower room with shower tray with sliding door, two shower attachments, vanity hand wash basin with mixer tap and cupboard below, low level WC, bidet with mixer tap. Extractor fan. Fully tiled walls, tiled flooring. Replacement double glazed window to side.

LOUNGE: 20'9 (6.32m) x 10'9 (3.28m)

(narrowing to 9'9). Radiator. Log burner with tiled base brick surround. Replacement double glazed window to side, replacement double glazed sliding doors leading to Conservatory.

CONSERVATORY: 12'11 (3.94m) x 10'4 (3.15m)

Brick base construction with panelled roofing. Velux windows. Double glazed aspects to side and rear, double glazed French style doors leading to garden.

KITCHEN DINER: 16'3 (4.95m) x 9'10 (3.00m)

Modern fitted kitchen comprising of laminated rolled edge work surfaces with inset single drainer sink unit, cupboards, drawers and storage below, range of matching eye level cupboards. Part tiled walls, tiled flooring. Extractor hood. Replacement double glazed window to side, replacement double glazed sliding door leading to garden.

OUTSIDE:

Concreted and shingled front garden affording access for off road parking. The front of the property is enclosed by laurel hedging, partially retained by wooden panelled fencing. Gate leading to rear garden.

REAR GARDEN:

The rear garden enjoys a Westerly facing aspect. Paved patio area adjacent to bungalow with access to garage. Timber arbour hosting a mature grapevine, leading through to the rest of the garden, mostly laid to lawn with paved path leading to wooden storage sheds to rear (power and light connected). Flower and shrubs borders, the 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 C.

EPC Rating C.

Services connected.

Electricity - Yes

Gas - Yes

Water - Yes

Sewerage type - Mains

Telephone and Broadband coverage - Yes

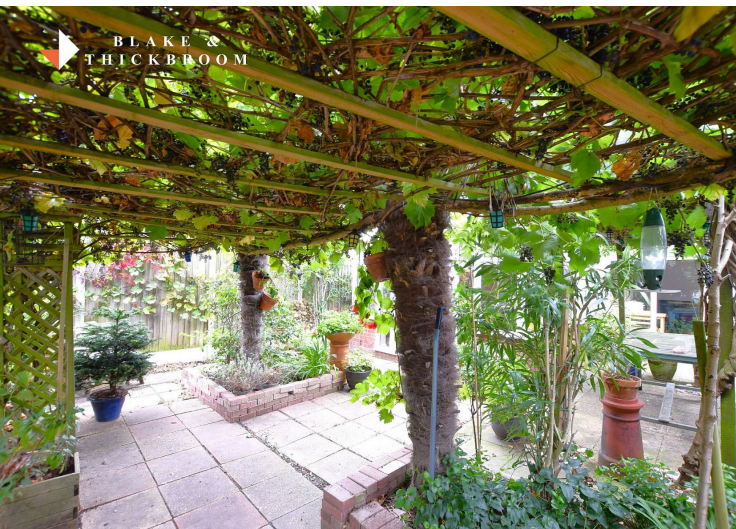
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No

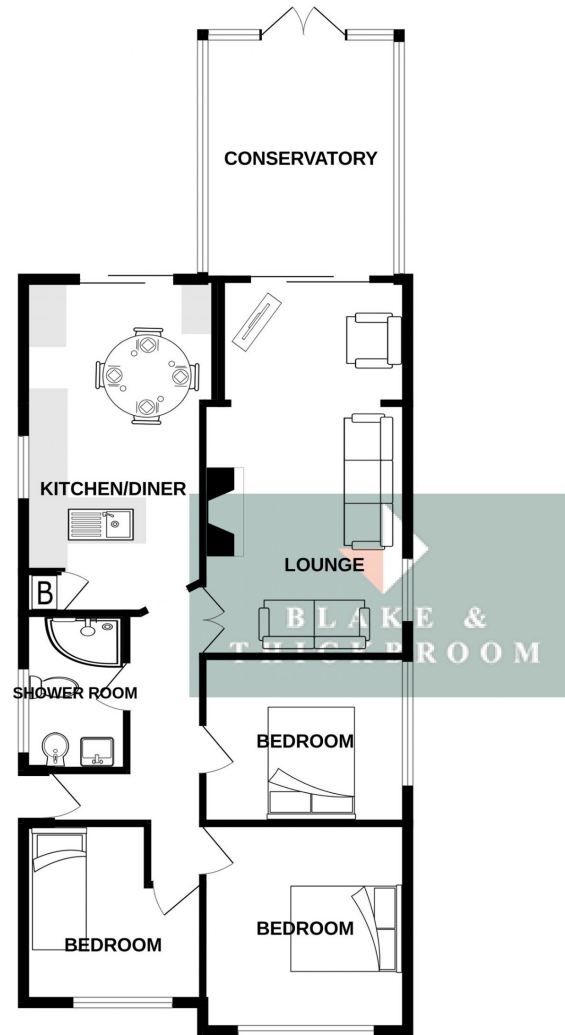
Non standard property features to note - The property has been extended and planning permission was obtained planning number 06/01963/FUL

Copy of decision notice and plan are available at our offices.





GROUND FLOOR



COLCHESTER ROAD, WEELEY, ESSEX, CO16 9JP

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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