



Asking Price £350,000

TENURE : FREEHOLD

Clare Way, CO16

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

Bonds of Essex LTD

71 Station Road Clacton-On-Sea Essex CO15 1SD

salesandlettings@bondstates.co.uk | 441255420222

Website: www.bondstates.co.uk



Bonds of Essex are pleased to offer for sale this EXTENDED THREE BEDROOM DETACHED BUNGALOW is located on a wide plot on the popular 'Grange Park' development and is offered with No Onward Chain. Local shopping amenities at Bocking's Elm are positioned within half of a mile with a 'Sainsbury's Local' store within 300 metres. Clacton's town centre, sea front and mainline railway station are approximately one and three quarter miles away. This bungalow offers TWO reception rooms, Four piece family bathroom with a separate W.C. Good sized easy maintenance rear garden with ample parking and garage. KEYS TO VIEW

Entrance Lobby 14' 10" x 4' 1" (4.52m x 1.24m)

Obscure double-glazed entrance door, double-glazed windows to front and side aspects, radiator.

Entrance Hall 0.00m x 0.00m (0' x 0')

laminated flooring, spot lighting, radiator. Doors to:

Living Room 15' 5" x 12' 8" (4.70m x 3.86m)

Double glazed French doors into the conservatory. Double glazed window to side aspect, laminated flooring, feature fireplace multi fuel burner, door to the kitchen.

Kitchen 11' 4" x 9' 11" (3.45m x 3.02m)

Double glazed window to rear and side aspect. Fitted kitchen comprising of floor and wall mounted units, roll edge worktops with inset ceramic one-and-a-half sink and drainer unit, built in oven & Grill, with electric hob with extractor fan over. Space and plumbing for washing machine, space for USA style fridge freezer. Wall-mounted boiler (not tested), spotlights.

Conservatory - hard roof 24' 00" x 12' 3" (7.32m x 3.73m)

Double-glazed windows to rear and side aspects, double-glazed French doors into the rear garden, radiator.

Bathroom 10' 10" x 9' 5" (3.30m x 2.87m)

Two obscure double-glazed windows to side aspect, Four Piece Bathroom suite comprising of low level WC, oval-shaped bath, vanity wash hand basin and shower cubicle with power shower. Heated towel rail, spotlights and access to loft space. Airing cupboard with housing hot water cylinder.

Master Bedroom 12' 4" x 10' 10" (3.76m x 3.30m)

Double-glazed window to front aspect, radiator.

Cloak Room

Obscured double glazed window to side aspect. Low level W.C. part tiled walls

Bedroom Two 9' 9" x 8' 4" (2.97m x 2.54m)

Double-glazed window to front aspect, radiator

Bedroom Three 9' 9" x 8' 2" (2.97m x 2.49m)

Double-glazed window to side aspect, radiator.

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Front garden

The property is positioned on a wide plot. The front of the property is block paved offering ample parking for numerous vehicles. Double gated to side.

Garage 16' 5" x 8' 3" (5.00m x 2.51m)

Up-and-over door, power and light and courtesy door into the garden.

Rear Garden

Good sized, un overlooked garden, commencing with a block paved patio, double gates for access to side, lawned section with flower & shrub borders, raised decking area to the side, Rear air has a raised pond, courtesy door into the garage.

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Energy rating

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Certificate number

7697-3931-6200-6067-7204

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