



Offers in the region of £299,995  
Woodrows Lane, Clacton-On-Sea, Essex, CO16



2 Bedrooms    2 Bathrooms    3 Receptions



- TWO/THREE BED DETACHED BUNGALOW
- OFF ROAD PARKING AND GARAGE
- TWO/ THREE RECEPTION ROOMS
- NO ONWARD CHAIN KEYS TO VIEW
- KITCHEN BREAKFAST ROOM UTILITY ROOM
- COUNCIL TAX BAND : D EPC : E

**\*\* RECENTLY REDUCED \*\*** Bonds of Essex are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW being sold with NO ONWARD CHAIN. The property has recently been updated with a new kitchen, utility room and bathroom. Also, the property has been freshly painted in neutral colours. Internally this home benefits include a 20ft lounge, conservatory, dining room / Bedroom three, two toilets, kitchen breakfast room, utility room and two bedrooms. Externally there is a driveway, garage and an enclosed easy maintenance garden to the rear. Conveniently located to local shops and positioned overlooking a pretty greensward. KEYS TO VIEW CALL 01255 420222

#### **Entrance Hall**

Double glazed entrance door with double glazed side panel, radiator, access to loft space. Doors to :

**Living Room** 19' 11" x 10' 11" (6.07m x 3.33m)

Double glazed patio doors opening into the conservatory. Gas fire with wood and tiled surround, radiator. Open to :

**Dining Room / Bed Three** 11' 11" x 9' 11" (3.63m x 3.02m)

Double glazed window to rear, radiator.

**Conservatory** 10' 3" x 9' 7" (3.12m x 2.92m)

Brick based construction with tiled floor. Double glazed windows to rear and side. Double glazed French doors opening into the garden.

**Kitchen/Breakfast Room** 12' 7" x 9' 11" (3.84m x 3.02m)

Double glazed windows to side. Newly Fitted kitchen comprising of light grey gloss fronted units with work tops. Inset sink and drainer with mixer taps, tiled splash backs. radiator.

**Utility room** 7' 11" x 4' 11" (2.41m x 1.50m)

Door to side. Wall mounted gas central heating boiler (not tested) Newly fitted units. Worktops with inset, sink. Space for fridge and washing machine. Tiled splash backs.

**Master bedroom** 13' 8" x 12' (4.17m x 3.66m)

Double glazed box bay window to front, radiator.

**Bedroom 2** 9' 10" x 8' 10" (3.00m x 2.69m)

Double glazed window to front, radiator.

**Family Bathroom** 7' 7" x 6' 5" (2.31m x 1.95m)

Double glazed window to side. Newly fitted 3 piece suite comprising of panelled bath with mixer taps and shower, low level W.C. pedestal wash hand basin, tiled floor and walls, radiator.

**Cloakroom**

Double glazed window to side. Low level W.C. wall mounted wash hand basin. Tiled floor and walls

**Front garden**

Lawn area. Flower beds. Block paved path. side access to rear garden. Block paved drive way with parking for several vehicles and access to :

**Garage** 16' 9" x 8' 6" (5.11m x 2.59m)

Electric up and over door. Courtesy door and window to rear. Power and light connected.

**Rear Garden** 35' x 20' (10.67m x 6.10m)

Commencing with block paved area. Lawn flower and shrubs borders. Two timber sheds. Enclosed by panel fencing.



**Floor Plan**

Floor area 82.6 sq.m. (889 sq.ft.) approx

Total floor area 82.6 sq.m. (889 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy rating

**E**

Certificate number

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**Disclaimer**

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.