



Offers in excess of £250,000
Craigfield Avenue, CO15



 2
Bedrooms

 1
Bathroom

 2
Receptions



Bonds of Essex are pleased to offer for sale this deceptively spacious 2 bedroom semi detached bungalow situated in the popular great Clacton area. The property benefits from two bedrooms, shower room, kitchen dining area opening into a light and airy living room which in turn opens onto the Conservatory. Well maintained rear garden to the front of the property is off street parking.

Local shops are approximately half mile away and Clacton 's town centre main line railway station are within two miles. Viewing is recommended please contact the office on 01255 420222

UPVC double glazed entrance door to:

Entrance Porch - Double glazed window to front and side. Further double glazed entrance door to:

Entrance Hallway - Radiator. Double glazed window to side. Doors to:

Bedroom One - 3.61m x 2.95m (11'10 x 9'8) - Double glazed window to front. Radiator.

Bedroom Two - 2.90m max x 2.87m (9'6" max x 9'5) - Internal window to side. Fitted sliding door wardrobes.

Shower Room - White suite. Low level WC. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower. Heated towel rail. Double glazed window to side.

Kitchen/Diner - 5.28m x 2.79m max (17'4 x 9'2 max) - Fitted kitchen comprising of a selection of matching units floor and wall mounted units rolled edge work surfaces. Inset single drainer stainless steel sink unit. Space for washing machine, cooker and fridge/freezer (the owner has informed us that these can remain if needed. Wall mounted gas boiler (not tested). Double glazed window to side. Double glazed door to side. Open plan access to:

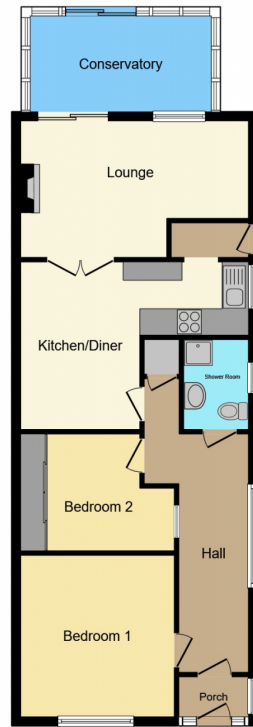
Dining Area - Radiator. Loft access. Door to:

Living Room - 5.18m x 3.35m (17' x 11') - Two radiators. Feature fire surround. Double glazed windows to rear. Double glazed patio door leading to:

Conservatory - 4.19m x 2.84m (13'9 x 9'4) - Brick base construction. Double glazed windows to side and rear. Radiator. Double glazed patio doors leading to garden.

Outside - Rear - Raised paved patio area with remainder being laid to lawn. Timber shed to rear with power light connected. Raised flower and shrub beds. Pergola. Enclosed by panelled fencing.

Outside - Front - Block paved driveway providing off street parking for one vehicle. Patio area. Shrub borders. Side pedestrian access to rear via gate.



Floor Plan

Floor area 80.2 sq.m. (863 sq.ft.) approx

Total floor area 80.2 sq.m. (863 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

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Certificate number

0945-1209-1804-0566-0404



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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.