



## Crome Road Clacton-On-Sea, CO16 8YG

Looking for something to make your own? This THREE BEDROOM DETACHED BUNGALOW is situated on the popular 'Cann Hall' development. The property is located half a mile from 'Brook Retail & Country Park' with Clacton town centre, mainline railway station and seafront around one and a half miles away. In the valuers opinion an internal viewing is highly recommended to appreciate the potential on offer.

- Three Bedrooms
- 16'10 x 11'9 Lounge
- 11'6 x 9'1 Kitchen
- Three Piece Shower Room
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- Approx 42' South Facing Garden
- No Onward Chain
- Modernisation Required
- Council Tax C & EPC Rating C



**Price £240,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALLWAY

Two built in storage cupboards. Radiator. Loft access. Doors to:



### LOUNGE

16'10 x 11'9

Radiator. Wall mounted gas fire (not tested). Double glazed window to side. Double glazed picture window to front.



## KITCHEN

11'6 x 9'1 max

Fitted with a range of laminate fronted units with a wood trim. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Cooker space. Space and plumbing for washing machine and slimline dishwasher. Under counter fridge space. Wall mounted gas boiler (not tested). Fully tiled walls. Double glazed window and double glazed door to side leading to garden.



## BEDROOM ONE

12'4 x 9'10

Radiator. Double glazed window to front.



## BEDROOM TWO

11'6 x 9'11

Fitted part sliding door wardrobe. Built in wardrobe recess. Radiator. Double glazed window to rear.



## BEDROOM THREE

9'11 x 7'7 max

Radiator. Built in double wardrobe. Double glazed window to rear.



## SHOWER ROOM

Fitted with a three piece white suite. Comprises corner shower cubicle. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Tiled flooring. Heated towel rail. Double glazed window to side.



### OUTSIDE - FRONT

Front garden laid to lawn with array of shrubs. Hard standing area providing off street parking for numerous vehicles leading to garage with up and over door. Gate gives side pedestrian access to rear garden.



### OUTSIDE - REAR

Approx 42' southerly facing rear garden. Paved patio area. Remainder laid to lawn with array of shrubs. Personal door to garage. Enclosed by panel fencing.



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): yes

(Electricity): yes

(Water): yes

(Sewerage Type): mains

(Telephone): Yes

Non-Standard Property Features To Note: No

### JE 0424

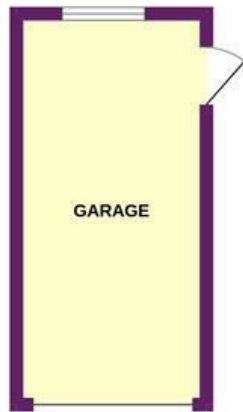
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### Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





GROUND FLOOR



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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## Selling properties... not promises

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