

80, Redbridge Road
Clacton-On-Sea, CO15 4UY

Offers in excess of £260,000 Freehold

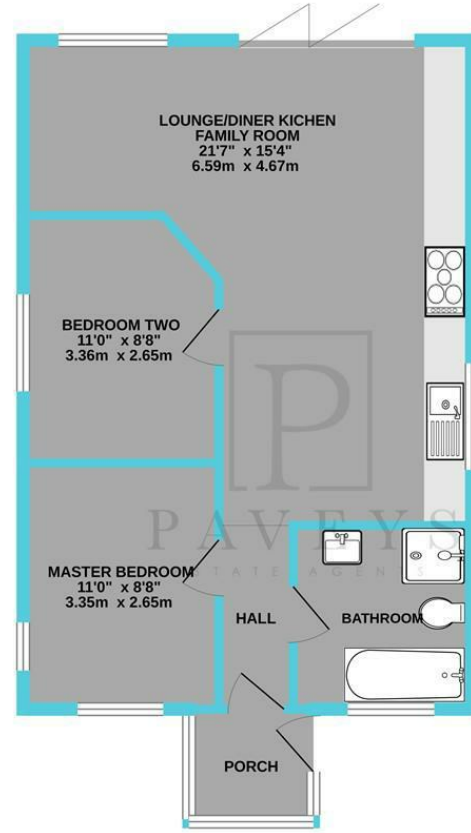


PAVEYS
ESTATE AGENTS

Paveys have the pleasure in offering for sale this BEAUTIFULLY MODERNISED DETACHED BUNGALOW located in the popular GREAT CLACTON AREA. This CORNER PLOT property has been fully refurbished to a very high standard and offers a modern and fresh open plan living space with attractive kitchen dining lounge with bi fold doors to the garden, two double bedrooms, gorgeous bathroom, skimmed ceilings and neutral decor throughout. The front shingled driveway provides ample off road parking and there is additional parking to the front of the garage. The private rear garden is laid to lawn with a patio area and hot tub which is included in the sale. The property is located in a popular residential area with local shops and amenities and easy access of the A133. An internal viewing is highly recommended. Call Paveys to arrange your appointment to view.



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) A		89	
(81-91) B			
(69-80) C			
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

ENTRANCE PORCH

Double glazed windows to three sides, double glazed aluminium entrance door,

ENTRANCE HALL

Smooth ceiling with spot lights, tiled floor, opening to

LOUNGE/DINER KITCHEN FAMILY ROOM 21'7 x 15'4 (6.58m x 4.67m)

Two double glazed windows aluminium bi-folding doors to rear garden, smooth ceiling with spot lights, modern fitted high gloss kitchen with square edged work surface, tiled splash backs, built in oven, microwave/grill, ceramic hob with extractor over, intergrated dishwasher, washing machine and fridge/freezer, pull out larder, tiled floor, carpet area to lounge, two full height radiators.

MASTER BEDROOM 11' x 8'8 (3.35m x 2.64m)

Two double glazed windows to front and side, smooth ceiling with spot lights, built in double wardrobe, fitted carpet, radiator.

BEDROOM TWO 11' 8'8 (3.35m 2.64m)

Double glazed window to side, smooth ceiling with spot lights, laminate flooring, radiator.

BATHROOM

Double glazed window to front, modern fitted suite comprising of low level W/C, panelled bath with waterfall tap, walk in shower with rainwater shower, vanity wash hand basin, LED lighting, wall fitted mirror, heated towel rail, fully tiled walls and floor.

OUTSIDE FRONT

Positioned on a corner plot with established hedgerow, gravelled area for parking and driveway leading to the detached garage.

DETACHED GARAGE

Up and over door to front, double glazed door to side, power and light connected.

OUTSIDE REAR

Enclosed south west facing rear garden, mostly laid to lawn, extensive patio, shed to remain, gated access to front.

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.