



## Woodlands Close, Clacton-On-Sea

A fantastic opportunity to acquire a spacious 2 bedroom bungalow with a stunning south-facing garden and off-street parking. This home occupies a prominent position on a quiet and peaceful residential road in Clacton, close to both Clacton town centre and Holland on Sea. With a large lounge/diner and conservatory, there is ample entertaining space and both bedrooms are generously sized bedrooms. To truly appreciate what this property has to offer, a viewing is highly recommended.

Guide price £230,000

# Woodlands Close

Clacton-On-Sea, CO15



- Excellent transport links
- Excellent local amenities
- South Facing Garden
- Close to the Sea front
- Off Street Parking

## The Property

An attractive bungalow with yellow brick and UPVC cladding. This 1960's bungalow is deceptively spacious.

On entering the property, you will find the kitchen immediately to your left. The kitchen is a good size and beautifully lit from the south-facing window which frames the garden. The kitchen has plenty of worktop space with under-counter availability for a dishwasher and a washing machine as well as space for a fridge freezer. The kitchen benefits from an electric oven and hob.

Off the hallway, which has underfloor heating, and at over 15ft, you will find the lounge/diner. This room is of a good size and enjoys a feature fireplace and bespoke cabinetry. At the end of the lounge/diner, you will find a beautifully presented conservatory which has an exposed feature brick wall, underfloor heating and picturesque views of the sunny south-facing garden as well as direct access to the garden.

The bungalow also has two spacious bedrooms and a beautifully presented bathroom with a walk-in corner shower, low-level WC and basin.

## The Outside

To the front of the property a large bricked driveway provides ample space for off-street parking. There is also direct access to the rear garden.

To the rear of the property and basking in sunshine, the stunning, sunny garden has been beautifully manicured. There is a large patio perfect for outside dining and an area of astro turf. The flower beds boast a mix of herbaceous and perennial plants and attractive wooden fencing ensures privacy.

## The Area

Enviably located on a quiet residential road, this bungalow is perfectly located for easy reach of both local amenities and the beautiful sea front. Clacton has plentiful amenities including a pleasure pier, arcades, a golf course, caravan parks and an airfield. Clacton has a well-established shopping area with many of the usual national chains represented. There are two theatres, the West Cliff Theatre and the Princes Theatre. The town is also well connected via both road and rail. There are regular bus routes and trains to Colchester, Chelmsford and London.

## Further Information

Tenure - Freehold

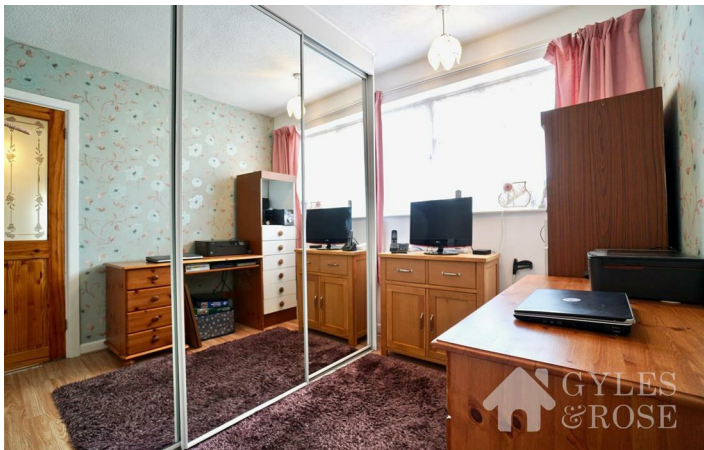
Council Tax - Tendring Band B

Mains Sewerage, Electricity, Gas and Water

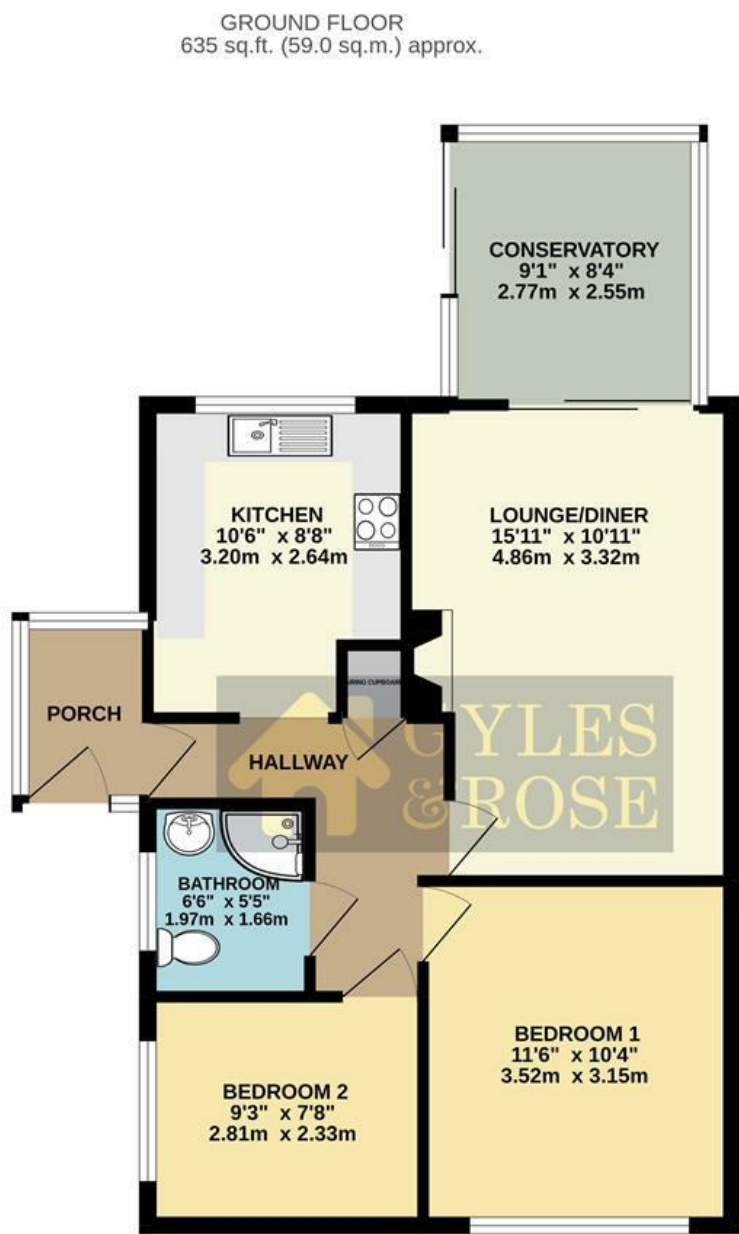
Construction - Brick

Sellers Position - Needs to secure an onwards purchase





Floor Plan



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		82	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		63	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	