

**Rush Green Road
CLACTON-ON-SEA
CO16 7BG**

Offers in Excess of £350,000

**Town &
Country**
residential sales and lettings





- Three Bedrooms
- Detached
- Generous Rear Garden - Approx 200ft plot
- Garage
- No Onward Chain
- Fantastic Potential
- Ample Off Road Parking
- Sought After Location
- Close To Shops
- Call To View

VIEWS TOWARDS MILLERS BARN GOLF CLUB

WELCOME TO TANGLYN

This substantial three bedroom detached bungalow sitting on a 200 FT PLOT has been in the present family for over 50 years.

The property offers three double bedrooms with light and airy space throughout, with a fantastically secluded generous rear garden which backs onto farmland that would lend itself to an extension (stp) and ample off road parking to the front leading to the garage.

The property is offered for sale with no onward chain, and is within close proximity to local amenities and waterfront.

DONT MISS THIS OPPORTUNITY



The accommodation with approximate room sizes are as follows:

ENTRANCE

Double glazed front door to:

ENTRANCE HALL

A spacious and light entrance hall with access to the loft, radiator, doors to:

LOUNGE

13' 9" x 11' 5" (4.19m x 3.48m)

A really light room with double glazed window to the front, 2 x double glazed windows to the side, radiator, exposed floorboards

BEDROOM ONE

11' 9" x 11' 3" (3.58m x 3.43m)

Double glazed window to the front, radiator

BEDROOM TWO

9' 9" x 8' 2" (2.97m x 2.49m)

Double glazed window to the side, radiator

BEDROOM THREE

10' 6" x 8' 1" (3.20m x 2.46m)

Double doors to the rear, radiator



KITCHEN

9' 9" x 9' 7" (2.97m x 2.92m)

Double glazed window to the rear, double glazed door to side, 1½ bowl stainless steel sink and drainer set in worktop to 1 wall with cupboards and drawers under, radiator, boiler

BATHROOM

Double glazed window to the rear, panelled bath, pedestal wash hand basin

SEPARATE W.C

Double glazed window to the rear, low level W.C

OUTSIDE

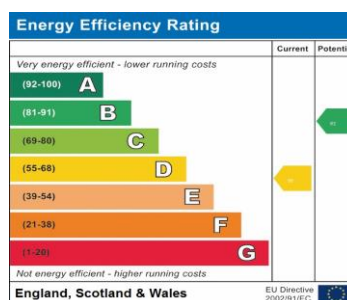
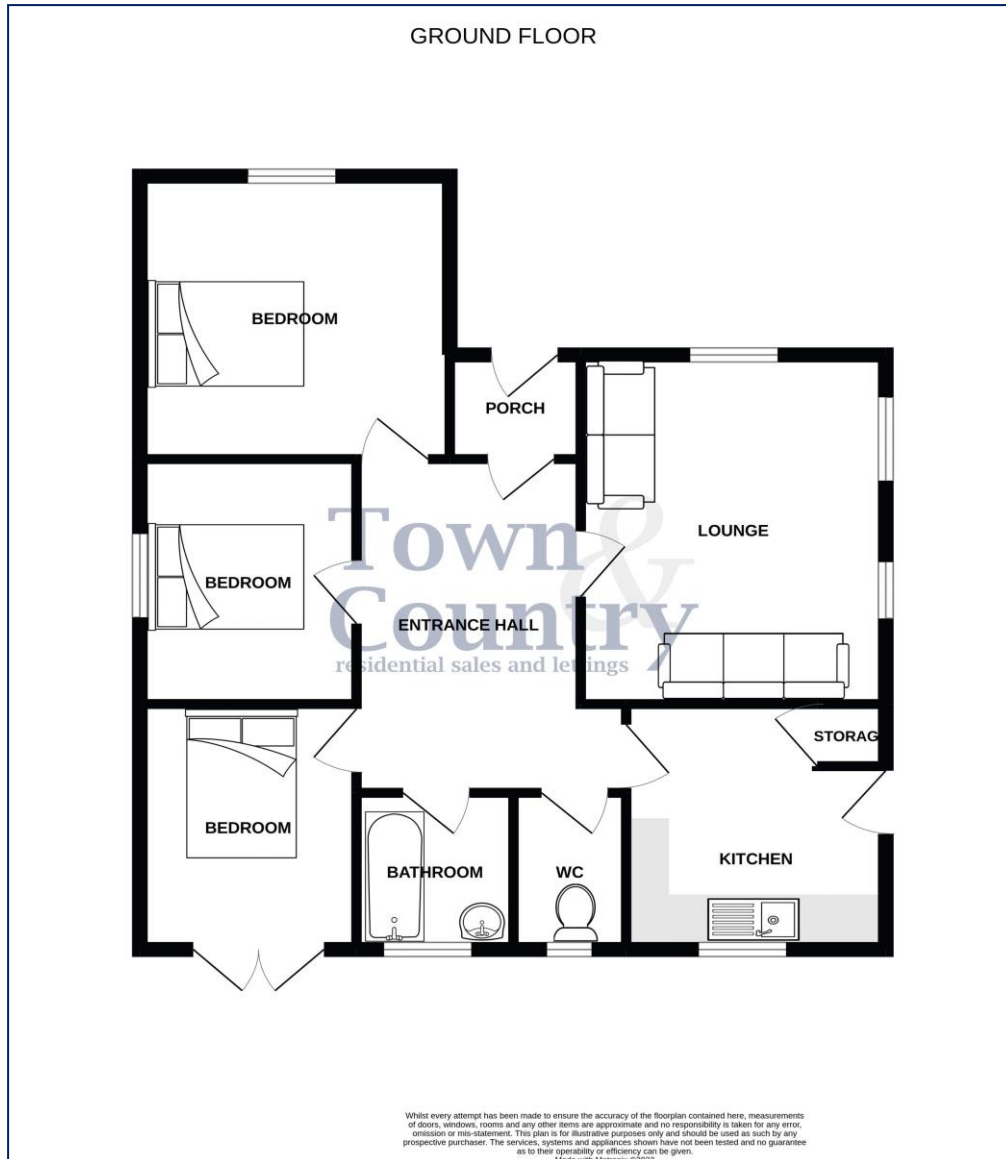
To the front of the property there is a driveway providing off road parking for several vehicles, with side gates leading to the Garage

REAR

Beautiful secluded rear garden backing onto open fields which faces the golf course, the garden benefits from a patio area beyond which the generous rear garden is laid to lawn and enclosed by fencing.

The generous plot lends itself for an extension (stp) and has a wealth of mature trees and shrubs.





Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied