



DESCRIPTION:

NO ONWARD CHAIN. Blake & Thickbroom are delighted to be offering for sale this two bedroom semi detached bungalow situated on the much sought after Tudor development. The property is within easy reach of local shopping facilities and bus route to Clacton's town centre. An internal viewing is recommended to fully appreciate the accommodation being offered for sale.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing the Toby Carvery on the left, the road leads into West Road. Continue along West Road passing the Golf Course on the left. At the roundabout turn right then immediately left passing the shops into Marlowe Road. Take the first right into Tyndale Drive and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS *
- * 17'5 x 11'2 LOUNGE * 9'5 x 9'4 KITCHEN *
- * 20'4 x 7'4 CONSERVATORY *
- * 6'7 x 5'6 SHOWER ROOM *
- * GAS HEATING * DOUBLE GLAZING *
- * LAWNED REAR GARDEN * OFF ROAD PARKING *
- * VIDEO TOUR AVAILABLE * SOLE AGENTS *
- * NO ONWARD CHAIN *

ENTRANCE PORCH:

Replacement double glazed entrance door to entrance porch. Panelled roof. Double glazed aspects to sides and rear. Entrance door to:

ENTRANCE HALL:

Radiator. Airing cupboard. Loft access. Doors to all rooms.

BEDROOM ONE: 13'7 (4.14m) x 10'2 (3.10m)

Radiator. Fitted wardrobe. Replacement double glazed window to rear.

BEDROOM TWO: 11'4 (3.45m) x 8'4 (2.54m)

Radiator. Fitted wardrobe. Replacement double glazed windows to front and side.

LOUNGE: 17'5 (5.31m) x 11'2 (3.40m)

Radiator. Replacement double glazed window to front.

SHOWER ROOM: 6'7 (2.01m) x 5'6 (1.68m)

Fitted with shower tray with electric shower, vanity hand wash basin, low level WC. Fully tiled walls. Replacement double glazed window to side.

KITCHEN: 9'5 (2.87m) x 9'4 (2.84m)

Refitted kitchen comprising of laminated rolled edge work surfaces with one and a half bowl single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, fitted oven, microwave, electric hob with extractor hood above. Cupboard housing wall mounted boiler. Tiled flooring. Replacement double glazed window and door leading to:

CONSERVATORY: 20'4 (6.20m) x 7'4 (2.24m)

Of brick based construction with panelled roof and double glazed aspects to sides and rear, door leading to garden.

OUTSIDE:

Concrete driveway affording access for off road parking, the rest of the front is mostly laid to lawn with a variety of shrubs. Side access to rear garden. The rear garden has a paved area adjacent to the bungalow affording access for seating. Two storage sheds to remain, greenhouse to remain. The rest of the garden is well established, laid to lawn with a variety of shrubs and trees. The garden is partially retained by wooden panelled fencing.

AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band B.

EPC Rating B.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - Yes, the solar panels are under a lease agreement with a balance of 20 years which commence in July 2014.



