



BLAKE &
THICKBROOM



Millers Barn Road, Clacton-on-Sea, Essex, CO15 2QA

Clacton-on-Sea

£225,000

NO ONWARD CHAIN! Blake & Thickbroom are delighted to be offering for sale this well presented two bedroom semi detached bungalow situated on the much sought after Tudor Development. The property offers generous accommodation throughout and is conveniently located within easy reach of local shopping facilities and bus routes leading to Clacton's town centre. An internal viewing is recommended to avoid missing out.

ENTRANCE PORCH: Replacement double glazed entrance door to entrance porch. Entrance door to entrance hall.

ENTRANCE HALL: Radiator, access to loft, storage cupboard. Doors to all rooms.

BEDROOM ONE: 3.78m x 3.4m (12'5 x 11'2) - Radiator, replacement double glazed window to front.

BEDROOM TWO: 3.28m x 2.57m (10'9 x 8'5) - Radiator, replacement double glazed window to front.

WET ROOM: 1.98m x 1.68m (6'6 x 5'6) - Fitted with low level WC, vanity hand wash basin, electric shower with shower curtain, fully tiled walls, heated towel rail, extractor fan. Replacement double glazed window to side.

LOUNGE: 5.59m x 3.1m (18'4 x 10'2) - Radiator, access to bedroom one, french style doors to conservatory.

KITCHEN: 4.32m x 2.69m (14'2 x 8'10) - Fitted with laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap. Cupboards, drawers and storage space under. Range of eye level cupboards, fitted double oven, gas hob with extractor hood above. Part tiled walls, radiator, access to conservatory.

CONSERVATORY: 6.05m x 1.98m (19'10 x 6'6) - Paneled roof, access to lean to. Double glazed aspects, sliding door to rear.

LEAN TO: 1.98m x 1.17m (6'6 x 3'10) Door to side.

OUTSIDE: To the front of the property block paved driveway providing off road parking. Side gate leading to rear garden. The rear garden benefits from a southerly facing aspect. Block paving adjacent to the bungalow, the remainder is astroturfed with shingle borders. The garage has been converted into storage shed facilities. The rear garden is partially retained by wooden panel fencing.

Material information for this property

Tenure is Freehold. Council Tax Band: B. EPC: TBC

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Yes

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

Any additional property charges: No

Non standard property features to note: None

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an **ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.**

Property Type: Semi-Detached Bungalow

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

- TWO BEDROOMS
- SOLE AGENTS
- NO ONWARD CHAIN
- 18'4 x 10'2 LOUNGE
- 14'2 x 8'10 KITCHEN
- 19'10 x 6'6 CONSERVATORY
- ADDITIONAL LEAN TO
- 6'6 x 5'6 WET ROOM
- GARAGE CONVERTED INTO TWO OUT BUILDINGS
- DOUBLE GLAZING





