



BLAKE &
THICKBROOM



Douglas Road, Clacton-on-Sea, Essex, CO15 3JX

Clacton-on-Sea

£245,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Blake & Thickbroom are Pleased to be Offering this Spacious Three Bedroom Detached Bungalow Occupying a Non-Estate position on the Outskirts of Clacton's Town Centre. The Property has Recently Undergone some Cosmetic Improvements and a Viewing is Recommended to Avoid Disappointment.

ENTRANCE HALL: Replacement double glazed entrance door to entrance hall. Radiator. Built in storage cupboard. Access to loft.

LOUNGE: 4.19m x 3.28m (13'9 x 10'9) Double glazed windows to side, further double glazed bay window to front.

KITCHEN: 4.9m x 2.77m (16'1 x 9'1) Fitted with a range of wooden fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit with cupboards, drawers and storage space under, range of matching eye level cupboards. Wall mounted boiler. Double glazed windows to side and rear. Further door to outside.

BEDROOM ONE: 4.7m x 3.3m (15'5 x 10'10) Radiator. Fitted wardrobes. Double glazed bay window to front.

BEDROOM TWO / DINING ROOM: 3.61m x 3m (11'10 x 9'10) Radiator. Double glazed double doors and glazed panels affording access to rear garden.

BEDROOM THREE: 3.3m x 2.57m (10'10 x 8'5) Radiator. Double glazed window to side.

SHOWER ROOM: Comprising of shower unit, pedestal wash basin, low level WC. Fully tiled walls. Double glazed window to rear.

OUTSIDE: Lawned front garden retained by fencing and mature hedging. Driveway affording off road parking and limited access to the side of the property to the rear garden and garage. The Garden is laid to lawn with a paved patio area adjacent to the rear of the bungalow. The garden is retained by timber panel fencing.

Material information for this property.

Tenure is Freehold. Council Tax Band C. EPC Rating D.

Services Connected.

Electricity - Yes. Gas - Yes. Water- Yes. Sewerage type - Mains.

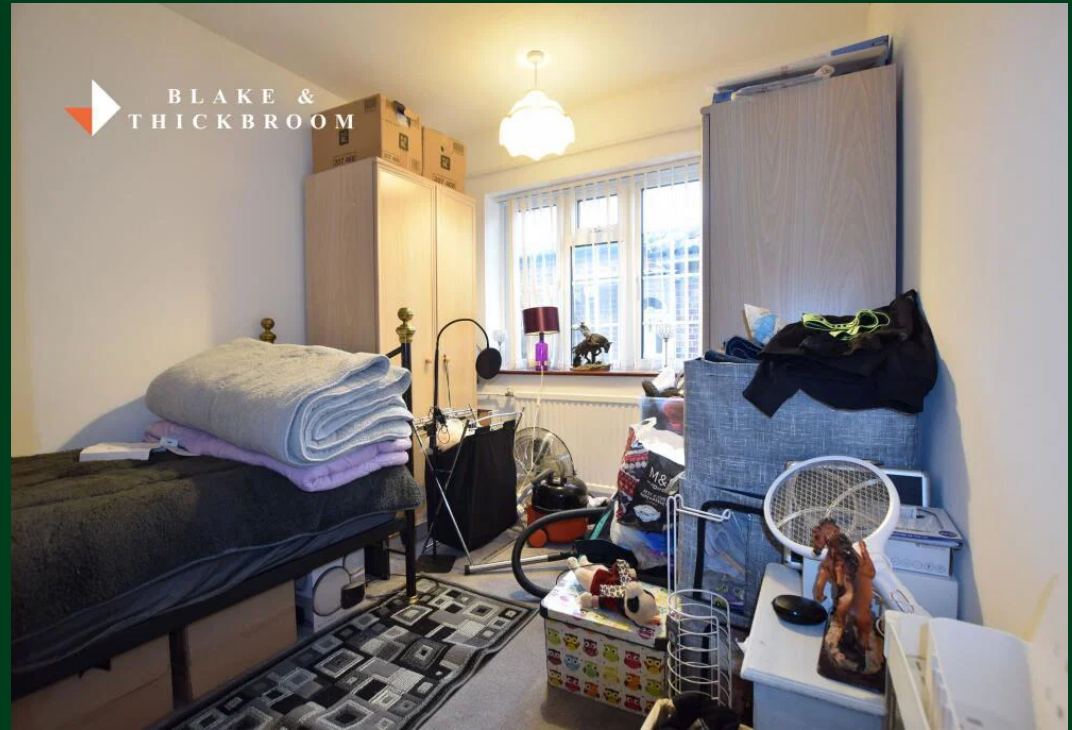
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - 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.





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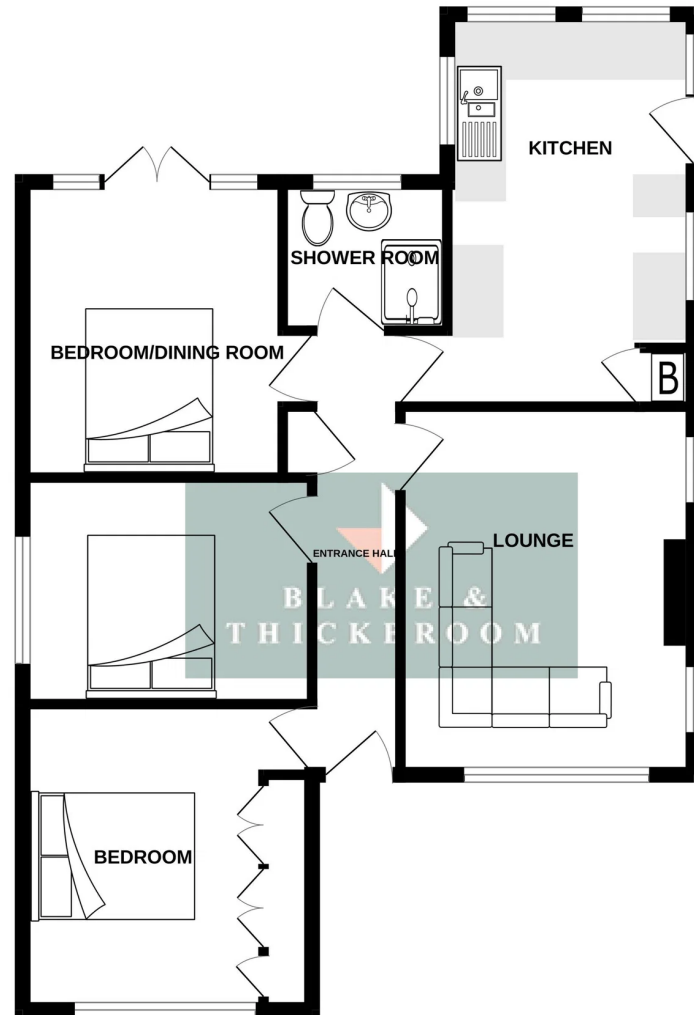
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GROUND FLOOR



DOUGLAS ROAD, CLACTON-ON-SEA, ESSEX, CO15 3JX

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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