Ladbrooke Road, Clacton-on-Sea, Essex, CO16 8YR

Clacton-on-Sea

GUIDE PRICE
£250,000 to £265,000

Blake & Thickbroom are delighted to be offering for sale this well presented three bedroom detached bungalow situated on the sought after Cann Hall development being offered for sale with no onward chain. The property benefits from generous off road parking, garage, private rear garden and is situated within easy reach of local schools and major shopping facilities. Call our Offices to arrange a viewing.

Agent Notes:
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.
ENTRANCE HALL

Replacement double glazed entrance door to entrance hall. Radiator. Loft access. Three storage cupboards (one is airing cupboard). Doors to all rooms.
BEDROOM ONE

3.73m x 3.02m (12'3 x 9'11)

Radiator. Replacement double glazed window to front.
BEDROOM TWO

3.56m x 3.02m (11'8 x 9'11)

Radiator. Fitted wardrobe (housing wall mounted boiler). Replacement double glazed window to rear.
BEDROOM THREE

3.02m x 2.29m (9'11 x 7'6)

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

5.13m x 3.53m (16'10 x 11'7)

Radiator. Replacement double glazed windows to front and side.
KITCHEN

3.56m x 2.74m (11'8 x 9'0)

Modern fitted kitchen comprising of laminated rolled edge work surfaces with one and a half bowl single drainer sink unit with cupboards, drawers and storage below, range of matching eye level cupboards, electric hob with extractor hood, fitted oven. Part tiled

Property Type: Flat

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

- Three Bedrooms
- 16'10 Lounge
- 11'8 Kitchen
- White Bathroom Suite
- Garage & Off Road Parking
- Lawned Rear Garden
- Within Easy Access to Shopping Facilities
- Sole Agents
- Video Tour Available
- No Onward Chain

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BATHROOM
KITCHEN
ENTRANCE HALL
BLAKE &
THICKBROOM
LOUNGE
BEDROOM