



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this well presented three bedroom detached bungalow situated on the much sought after Tudor Development. The property benefits from generous off street parking and a beautiful rear garden and being within easy reach of bus routes and local shopping facilities. An internal viewing is highly recommended to fully appreciate the accommodation being offered.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing the Toby carvery on the left and continue along this road leading into West Road. Proceed along West Road passing the golf course on the left hand side and a the roundabout (Three Jays Public House ahead of you) turn right and straight across the next roundabout into Jaywick Lane. First left into Millers Barn Road, follow the road and it leads into Park Square East. The road then leads into Park Square West and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* SOLE AGENTS * VIDEO TOUR AVAILABLE *

* THREE BEDROOMS * 8'1 x 5'5 UTILITY ROOM *

* 8' x 7'10 BATHROOM * 14'9 x 14'9 LOUNGE *

* 12'7 x 9'5 KITCHEN * 9'4 x 7'7 CONSERVATORY *

* GAS HEATING * DOUBLE GLAZING * WELL ESTABLISHED REAR GARDEN *

* OFF ROAD PARKING * VIEWING RECOMMENDED *

ENTRANCE PORCH:

Replacement double glazed entrance door to entrance porch. Entrance door to entrance hall

ENTRANCE HALL:

Radiator, access to loft. Doors to all rooms.

BEDROOM ONE: 14'1 (4.29m) x 10'11 (3.33m)

Radiator, replacement double glazed bay window to front, further double glazed window to side.

BEDROOM TWO: 10'11 (3.33m) x 9'9 (2.97m)

Radiator, replacement double glazed window to side.

BEDROOM THREE: 10'3 (3.12m) x 7'11 (2.41m)

Radiator, replacement double glazed windows to front and side.

UTILITY ROOM: 8'1 (2.46m) x 5'5 (1.65m)

Fitted with laminated rolled edge work surfaces with wall mounted combi gas boiler. Replacement double glazed door to side.

BATHROOM: 8'0 (2.44m) x 7'10 (2.39m)

Fitted with low level WC, shower tray with sliding door and shower attachment. Panelled bath, vanity hand wash basin with mixer tap, cupboard under. Heated towel rail, replacement double glazed window to side.

LOUNGE: 14'9 (4.50m) x 14'9 (4.50m)

Two radiators, replacement double glazed windows to side. replacement double glazed door and window to rear. Access to kitchen.

KITCHEN: 12'7 (3.84m) x 9'5 (2.87m)

Modern fitted kitchen comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap. Cupboards, drawers and storage under, range of eye level cupboards. Double oven, electric hob, part tiled walls, access to conservatory. Replacement double glazed windows to side and rear.

CONSERVATORY: 9'4 (2.84m) x 7'7 (2.31m)

UPVC construction with panelled roof, double glazed aspects to side and rear. Door to garden.

OUTSIDE:

To the front of the property is patterned concrete driveway providing access for several vehicles. Dual side access to rear garden. The frontage is partially retained by low level brick wall and panel fencing. The rear garden has a block paved patio adjacent to the bungalow, further paved areas throughout the garden and remainder laid to lawn with a variety of flower, shrubs and trees. Three wooden storage sheds to remain. The rear garden is partially retained by wooden panel fencing.

AGENTS 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 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

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GROUND FLOOR
89.8 sq.m. (966 sq.ft.) approx.



PARK SQUARE WEST, CLACTON-ON-SEA, ESSEX, CO15 2NU

TOTAL FLOOR AREA : 89.8 sq.m. (966 sq.ft.) approx.

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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