



BLAKE &
THICKBROOM



Leas Road, Clacton-on-sea, CO15 1DU

£400,000

Blake & Thickbroom are delighted to offer this 2017 built, beautifully presented three-bedroom detached bungalow offering modern, spacious living in a highly sought-after royals location. Recently redecorated throughout and fitted with new carpets, the property is ready to move straight into and is offered with no onward chain!

The accommodation comprises three generous double bedrooms, two of which benefit from fitted wardrobes, a stylish modern fitted kitchen with a separate utility room, and a bright, comfortable living area featuring an integrated wall gas fire. Additional benefits include gas central heating, air conditioning, fitted shutter blinds, and an alarm system, providing both comfort and peace of mind.

Externally, the property boasts a large driveway offering ample off-road parking. Ideally situated within walking distance of local shops and the seafront, this exceptional bungalow enjoys a prime residential setting, perfectly combining contemporary living with everyday convenience and a desirable coastal lifestyle.

Early viewing is highly recommended to fully appreciate everything this impressive home has to offer!

Entrance Hall

Bedroom One - 4.24m x 2.84m (13'11" x 9'4")

Ensuite

Bedroom Two - 3.68m x 2.54m (12'1" x 8'4")

Bedroom Three - 3.63m x 2.34m (11'11" x 7'8")

Lounge - 4.98m x 3.61m (16'4" x 11'10")

Bathroom - 2.82m x 1.73m (9'3" x 5'8")

Kitchen - 3.86m x 3m (12'8" x 9'10")

Utility Room - 1.93m x 1.83m (6'4" x 6'0")

Garden

Property Type: Detached Bungalow

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

- NO ONWARD CHAIN!
- VIDEO TOUR AVAILABLE!
- THREE DOUBLE BEDROOMS!
- NEW CARPETS & REDECORATED THROUGHOUT!
- FITTED SHUTTER BLINDS & WARDROBES!
- FITTED AIR CONDITIONING & ALARM SYSTEM!
- MODERN FITTED KITCHEN WITH INTERGRATED APPLIANCES & UTILITY ROOM!
- GAS CENTRAL HEATING, WITH INTEGRATED WALL GAS FIRE!
- ROYALS LOCACTION, PROVIDING WALKING DISTANCE TO LOCAL SHOPS & SEAFRONT!
- 2017 BUILT DETACHED THREE BEDROOM BUNGALOW!

Material information for this property.

Tenure is Freehold.

Council Tax Band - D.

EPC Rating - C.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Unknown. 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 - None.

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.









Whilst every attempt has been made to ensure the accuracy of the floor plan 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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