



BLAKE &
THICKBROOM



Lake Walk, Clacton on Sea CO15 2AA

Clacton-on-sea

£250,000

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

Discover this well-presented two-bedroom detached bungalow, offered chain-free and ideally situated within walking distance of local shops and bus stops, perfect for convenient living in Clacton-on-Sea.

Upon entering, you are greeted by an inviting atmosphere leading to a generously proportioned Lounge measuring 4.6m x 3.78m (15'1" x 12'5"). This comfortable space provides ample room for relaxation and entertaining. The highly functional L-Shaped Kitchen Diner, reaching 5.66m x 4.01m (18'7" Max x 13'2" Max), offers fantastic space for cooking and dining, making it the hub of the home.

The bungalow features two comfortable double bedrooms. Bedroom One, measuring 3.73m x 3.17m (12'3" x 10'5"), benefits from fitted wardrobes, providing excellent storage. Bedroom Two, at 3.58m x 3.17m (11'9" x 10'5"), offers versatility and a pleasant outlook. A modern White Bathroom Suite serves both bedrooms.

Outside, the property boasts a Westerly Facing Rear Garden, approximately 48' in length, complete with storage sheds – an ideal space for outdoor enjoyment and gardening enthusiasts. The front of the property offers convenient off-road parking, retained by mature hedging, ensuring privacy and ease of access.

Further benefits include a gas heating system and double glazing throughout, ensuring comfort and energy efficiency. The property is offered as sole agents and is available chain-free, simplifying the buying process.

This delightful bungalow represents an excellent opportunity to acquire a well-located home, ready for its next owners. Early viewing is highly recommended to fully appreciate the lifestyle this property offers.

Kitchen Diner - 5.66m x 4.01m (18'7" Max x 13'2" Max)

Lounge - 4.6m x 3.78m (15'1" x 12'5")

Bedroom One - 3.73m x 3.17m (12'3" x 10'5")

With Fitted Wardrobes

Bedroom Two - 3.58m x 3.17m (11'9" x 10'5")

Bathroom

White Suite

Rear Garden

Approx. 48 ' Westerly Facing with storage sheds

Frontage

Offering off road parking retained by mature hedging.

Tenure: Freehold

Property Type: Detached Bungalow

- Two Double Bedrooms
- 15'1 Lounge
- 18'7 Max L- Shaped Kitchen Diner
- White Bathroom Suite
- Gas Heating System
- Double Glazing
- 48' Westerly Facing Rear Garden
- Off Road Parking
- Chain Free
- Sole Agents

Material information for this property.

Tenure is Freehold.

Council Tax Band B .

EPC Rating TBC.

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 - 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.





