



Craigfield Avenue, Clacton-on-Sea, CO15 4HR
Clacton-on-Sea

£270,000 OFFERS OVER

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

EXCELLENT ORDER THROUGHOUT. Beautifully presented detached bungalow situated in an established location within the popular Birds development on the Northern outskirts. The bungalow is conveniently located within walking distance of Great Clacton's shops, primary school and bus route to Clacton's town centre. An internal viewing is highly recommended to avoid disappointment.

ENTRANCE HALL: Double glazed side entrance door to entrance hall. Oak panelled flooring. Radiator. Dado rail. Cupboard housing combi gas boiler.

BEDROOM ONE: 4.04m x 3.2m (13'3 x 10'6) Radiator. Windows to front and further ornamental arch window to side.

BEDROOM TWO: 3.12m x 2.74m (10'3 x 9'0) Radiator. Window to side.

BEDROOM THREE: 3.2m x 1.85m (10'6 x 6'1) Radiator. Window to front and further ornamental arch window to side.

BATHROOM: White suite comprising of panelled bath, hand wash basin, low level WC, built in shower unit. Heated towel rail. Window to side.

LOUNGE: 4.62m x 2.69m (15'2 x 8'10) Fitted multi fuel burner with stone hearth and feature brick surround. Radiator. Ornamental panelling to walls. Window to rear.

KITCHEN DINER: 3.96m x 3.15m (13'0 x 10'4) Well appointed with a range of white laminated fronted units comprising of laminated work surfaces with inset single drainer sink unit with mixer tap, cupboards under, eye level cupboards. Part tiled walls. Radiator. Large recess. Windows to side and rear, double glazed door to outside.

OUTSIDE: Lawned front garden, mature hedgerow and front boundary walling. Driveway to the left hand side of the bungalow providing off road parking leading to attached garage (15'5 x 7'9) with power and light connected, up and over door. Outside security lighting. Further pedestrian access to the right hand side of the bungalow leading to rear garden.

REAR GARDEN: An approximately 85' established lawned rear garden with mature flower and shrub borders, mature trees. Summerhouse to remain. Paved patio area. Outside security lighting. The rear garden is enclosed by wooden 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.

Tenure: Freehold

Property Type: Detached Bungalow

- THREE BEDROOMS
- 15'2 LOUNGE with MULTI FUEL BURNER
- 13' FITTED KITCHEN DINER
- MODERN BATHROOM SUITE
- GAS HEATING VIA RADIATORS
- REPLACEMENT DOUBLE GLAZED WINDOWS
- ATTACHED GARAGE
- APPROX 85' ESTABLISHED REAR GARDEN
- VIEWING RECOMMENDED

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.







