



BLAKE &  
THICKBROOM



**Cottage Grove, Clacton-on-Sea, Essex, CO16 8DJ**

Clacton-on-Sea

**£280,000**

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

A Beautifully presented extended detached bungalow situated in this established location on a corner prominent corner plot position on the outskirts of town centre. The bungalow is conveniently located within walking distance of local shops at Bockings Elm which offers a number of shops including chemist, post office and One Stop stores and bus route to Clacton's town centre. As the owners chosen sole agents an internal viewing is highly recommended to appreciate the size of the bungalow on offer and avoid disappointment.

**ENTRANCE HALL:** Double glazed side entrance door to entrance hall. Radiator, access to loft, doors to:

**BEDROOM ONE:** 4.01m x 3.56m (13'2 x 11'8) Radiator, built in wardrobes, window to front.

**BEDROOM TWO:** 3.96m x 2.9m (13'0 x 9'6) Radiator, window to front.

**SHOWER ROOM:** Modern suite comprising shower cubicle, pedestal wash basin, low level WC, fully tiled walls, radiator. Window to side.

**LOUNGE:** 5.03m x 3.43m (16'6 x 11'3) Ornamental chimney breast with beamed mantle, radiator, window to side.

**KITCHEN:** 3.89m x 3.05m (12'9 x 10'0) Well appointed with a range of high gloss finish white fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap. Cupboards under, eye level cupboards, further built in storage cupboards, wall mounted gas boiler. Radiator, airing cupboard, built in larder. Amtico flooring, window to side, open plan design leading through to extended sitting room/dining area.

**SITTING ROOM/DINING AREA:** 6.4m x 2.18m (21'0 x 7'2) Laminated wood flooring, radiator, window to rear, sliding double glazed patio doors to outside.

**OUTSIDE:** As previously mentioned the property occupies a corner plot position with well stocked flower and shrub borders. Block paved driveway to the front and side of the bungalow providing off road parking for at least three vehicles. Attached garage to the left hand side of bungalow with wooden double doors, power and light connected. Side gate access leading to south facing lawned side and rear garden with flower and shrub borders, paved patio area. Summer house to remain, outside power points, outside tap. The rear garden is enclosed by wooden fencing.

Material information for this property

Tenure is Freehold. Council Tax Band: C. EPC: TBA

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage Type: Mains

Telephone and broadband: Yes

Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: None

Non standard property 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.

**Tenure:** Freehold

**Property Type:** Detached Bungalow

- Two Bedrooms
- 16'6 Lounge
- 12'9 Fitted Kitchen
- Gas Heating
- Double Glazing
- Corner Plot Position
- South Facing Rear Garden
- Block paved driveway & Garage
- Extended
- Sole Agents





