



BLAKE &
THICKBROOM



North Road, Clacton-on-Sea, CO15 4EP
Clacton-on-Sea

**Offers Over
£410,000**

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Blake & Thickbroom are delighted to be offering for sale this three/four bedroom detached chalet style bungalow occupying a corner plot position benefitting from generous accommodation throughout. The property is conveniently located within easy reach of local shopping facilities and bus route leading to Clacton's town centre. An internal inspection is highly recommended to avoid disappointment.

FIRST FLOOR: BEDROOM ONE: 4.8m x 3.53m (15'9 x 11'7) Radiator. Two fitted wardrobes, separate storage cupboard. Replacement double glazed window to front.

BEDROOM TWO: 5.21m x 3.96m (17'1 x 13'0) (into bay recess). Radiator. Replacement double glazed window to front. Door to:

ENSUITE WC: 1.91m x 0.74m (6'3 x 2'5) Low level WC, vanity hand wash basin with mixer tap, cupboards below. Part tiled walls. Extractor fan.

BEDROOM THREE: 2.84m x 2.69m (9'4 x 8'10) Radiator. Replacement double glazed window to front.

SHOWER ROOM: 2.18m x 1.75m (7'2 x 5'9) Fitted with shower tray with sliding doors and two shower attachments, pedestal hand wash basin with mixer tap, low level WC. Radiator. Part tiled walls, part melamine panelled wall, tiled flooring. Replacement double glazed Velux window to rear.

FIRST FLOOR LANDING: Loft access. Storage cupboard housing wall mounted combi boiler (approximately 3 years old). Stairflight to ground floor.

ENTRANCE HALL: Replacement double glazed entrance door to entrance hall. Radiator. Storage cupboard. Tiled flooring. Doors to all rooms.

LOUNGE: 5.79m x 4.6m (19'0 x 15'1) Two radiators. Two replacement double glazed windows to side, double glazed bay window to front.

STUDY: 2.57m x 2.24m (8'5 x 7'4) Radiator. Replacement double glazed window to front.

DINING ROOM / BEDROOM FOUR: 3.56m x 3.35m (11'8 x 11'0) Radiator. Replacement double glazed French style doors to garden.

BATHROOM: 2.72m x 2.26m (8'11 x 7'5) Fitted with panelled bath with shower attachment, vanity hand wash basin with mixer tap and cupboards below, low level WC. Radiator. Part tiled walls, tiled flooring. Extractor fan. Replacement double glazed window to side.

KITCHEN: 3.53m x 2.36m (11'7 x 7'9) Refitted kitchen comprising of cream coloured units with laminated work surfaces with inset one and a half bowl sink drainer unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, fitted double oven, built in air fry system, part fitted induction hob with extractor hood above. Part tiled walls, tiled flooring. Vertical radiator. Double glazed window and door to rear. Access to:

UTILITY ROOM: 1.98m x 1.75m (6'6 x 5'9) Cream fronted units with laminated work surfaces with cupboards below, range of eye level cupboards. Part tiled walls. Replacement double glazed window to rear.

OUTSIDE: Occupying a corner plot position being enclosed by low level brick wall to the front of the property. Block paved driveway affording access for off road parking whilst the rest of the front is laid to lawn. Double gates to the rear with further access leading to the garage (20'1 x 8'10) with power and light connected, standard up and over door.

REAR GARDEN: The rear garden is well established with paved and shingled areas whilst most of the garden is laid to lawn, variety of shrubs and trees. The rear garden is partially retained by wooden panelled fencing. Service door to garage.

Material information for this property.

Tenure is Freehold.

Council Tax Band D.

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.

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

- THREE FIRST FLOOR BEDROOMS
- BEDROOM FOUR / DINING ROOM 11'8 x 11'
- 19' x 15'1 LOUNGE
- 11'7 X 7'9 KITCHEN
- 8'5 x 7'4 STUDY
- 6'6 UTILITY ROOM
- GROUND FLOOR BATHROOM
- FIRST FLOOR SHOWER ROOM
- GAS HEATING
- DOUBLE GLAZING







