



BLAKE &
THICKBROOM



London Road, Clacton-on-Sea, C015 4ED

Clacton-on-Sea

OFFERS OVER £375,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

Blake & Thickbroom are delighted to be offering for sale this beautifully presented four bedroom detached chalet style bungalow situated on the outskirts of Clacton's town centre. The property boast a generous size throughout with a large driveway providing off road parking, garage and a westerly facing rear garden. The property is also within easy reach of Brook Retail Park, local pubs and bus routes leading to Clacton's town centre. In the valuers opinion a viewing is a must to fully appreciate the accommodation being offered for sale. Call our offices to arrange now.

FIRST FLOOR: BEDROOM ONE: 4.34m x 4.29m (14'3 x 14'1) Radiator, double glazed windows to front and side.
BEDROOM THREE: 3.76m x 2.72m (12'4 x 8'11) Radiator, double glazed window to side.
SHOWER ROOM Fitted with low level WC, vanity hand wash basin, shower tray with electric shower, part tiled walls, radiator. Double glazed velux window to rear.
FIRST FLOOR LANDING: Storage cupboard, two eaves storage cupboards, double glazed velux window to rear. doors to all rooms. Stairs to ground floor.
ENTRANCE HALL: Wooden entrance door to entrance hall. Radiator, stairs to first floor, storage cupboard, doors to all rooms.
BEDROOM TWO: 3.48m x 3.07m (11'5 x 10'1) Radiator, three fitted wardrobes. Double glazed window to front.
BEDROOM FOUR: 2.87m x 2.69m (9'5 x 8'10) Radiator, double glazed window to front.
FAMILY BATHROOM: 2.21m x 1.63m (7'3 x 5'4): Fitted with low level WC, pedestal hand wash basin, panelled bath with shower attachment, part tiled walls, radiator. Double glazed window to side.
KITCHEN: 4.24m x 2.69m (13'11 x 8'10) White fronted units with laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit and mixer tap. Cupboards, drawers and storage under, range of eye level cupboards. Integrated fridge, freezer and dishwasher. Wall mounted gas boiler housed in cupboard. Part tiled walls, radiator, extractor fan, tiled flooring. Double glazed windows to rear and side. Service door to lean to.
LOUNGE DINER: 7.24m x 3.3m (23'9 x 10'10) Two radiators, gas fire, replacement double glazed window to rear. French doors to rear.
OUTSIDE: To the front of the property shingled and lawned driveway providing access for off road parking for several vehicles completely retained by shrubs and trees and pickett fence to the front. Wooden double doors to garage. Further pedestrian side access to rear garden.
The rear garden enjoys a westerly facing aspect, paving and decking adjacent to the bungalow, remainder laid to lawn with enclosed by shrubs and trees. Wooden storage shed to remain. The garden is retained by wooden panel fencing.
GARAGE: 5.21m x 2.44m (17'1 x 8'0) Power and light connected, single glazed window to side, wooden double doors to front.

Agent Notes:

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 Coverage: Yes

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: No

Non standard property features to note: Yes

Planning ref no: 97/00376/FUL

19/00693/FUL can be found on the Tendring District website.

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

- SOLE AGENTS
- VIDEO TOUR AVAILABLE
- FOUR BEDROOMS
- FIRST FLOOR SHOWER ROOM
- GROUND FLOOR BATHROOM
- 23'9 x 10'10 LOUNGE/DINER
- 13'11 x 8'10 KITCHEN
- GAS HEATING
- DOUBLE GLAZING
- OFF ROAD PARKING & 17'1 x 8' GARAGE







