



BLAKE &  
THICKBROOM



**Chilburn Road, Clacton-on-Sea, Essex, CO15 4NZ**

Clacton-on-Sea

From  
**£240,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

NO ONWARD CHAIN. BEING OFFERED ON A GUIDE PRICE OF £240,000 TO £260,000. Blake & Thickbroom are pleased to be offering for sale this extended three bedroom semi detached bungalow occupying a corner plot position. The property benefits from two receptions, conservatory, utility, garage and solar panels. An internal viewing is highly recommended .

**Agent Notes:**

Material information for this property

Tenure is Freehold. Council Tax Band: B. EPC: D.

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](http://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

The property had a side extension planning application submitted in 1994 ref no:

94/00158/FUL Also a porch extension submitted in 1996 ref no: 96/00677/FUL

ENTRANCE PORCH Replacement double glazed entrance door to entrance porch.

Electric storage heater, doors to bedrooms.

BEDROOM TWO 3.33m x 2.18m (10'11 x 7'2) Radiator, two replacement double glazed windows to front and further double glazed window to side.

BEDROOM THREE/OFFICE 2.24m x 1.98m (7'4 x 6'6) Electric storage heater, replacement double glazed windows to front and side.

ENTRANCE HALL Electric storage heater, radiator, air conditioning unit, access to loft, storage cupboard. Doors to all rooms.

BEDROOM ONE 3.63m x 3.3m (11'11 x 10'10) Radiator, fitted wardrobe, replacement double glazed window to side with additional secondary glazing.

DINING AREA 2.97m x 2.31m (9'9 x 7'7) (option for additional bedroom) Radiator, wooden bi fold doors to conservatory.

CONSERVATORY 3.71m x 3.1m (12'2 x 10'2) Radiator, panelled roof, double glazed aspects to side and rear. Sliding door to garden.

LOUNGE 4.62m x 3.63m (15'2 x 11'11) Radiator, gas fire, replacement double glazed windows to side with additional secondary glazing.

BATHROOM 2.29m x 1.93m (7'6 x 6'4) Low level WC, panelled bath with shower attachment, vanity wash basin with mixer tap and cupboards under. Airing cupboard, part tiled walls, tiled flooring, double glazed window to side.

KITCHEN 3.3m x 2.54m (10'10 x 8'4) Fitted with laminated rolled edge work surfaces with cupboards, drawers and storage space under. Range of eye level cupboards. Fitted low level oven, electric hob, wall mounted boiler. Part tiled walls, radiator. Single glazed window and door to.

UTILITY ROOM 2.9m x 1.98m (9'6 x 6'6) Panelled roof, double glazed aspects to side and rear, radiator, door to garden.

OUTSIDE To the front of the property is laid to lawn with a variety of shrubs whilst being enclosed by low level brick wall. Off street parking is accessed to the side of the property to garage with double doors. 20'9 x 8'2 Power and light connected. Service door to garden, single glazed window to side. Side access leading to rear garden which has a paved area adjacent to the bungalow, further paved area adjacent to the summer house, pathways around the garden. Most of the garden is laid to lawn with flowers, shrubs and trees. storage shed, greenhouse and additional shed with summer house to remain. Rear garden is partially retained by panel fencing.











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