



Rose Crescent, Clacton-on-sea, CO15 4NQ

£290,000

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

Blake & Thickbroom are delighted to be offering for sale this attractive detached two bedrooms bungalow. Presenting an excellent opportunity for those seeking stylish and easy single-storey living. The property boasts a generous lounge, a modern fitted kitchen complemented by integrated appliances and the added benefit of a wall mounted combination boiler installed approximately one year ago!

Externally, the property continues to impress with a delightful south-facing rear garden, providing an ideal setting for outdoor relaxation and entertaining. A detached conservatory / garden room offers further versatile living space, while the substantial garage, complete with an electric up-and-over door, provides excellent storage and secure parking!

Ideally positioned within a peaceful cul-de-sac, the property is also conveniently located within walking distance of local bus routes and shopping amenities, making it particularly appealing for those seeking both tranquility and accessibility!

Entrance Hall - Loft Access / Alarm System / Storage Cupboard

Kitchen - 3.68m x 3.38m (12'1" x 11'1")

Lounge - 4.55m x 4.37m (14'11" x 14'4")

Bathroom - 1.75m x 2.54m (5'9" x 8'4")

Bedroom One - 3.81m x 3.56m (12'6" x 11'8") Built in Wardrobe

Ensuite - 1.68m x 1.55m (5'6" x 5'1")

Bedroom Two - 3.68m x 2.59m (12'1" x 8'6")

Garage - 5.77m x 2.26m (18'11" x 7'5")

Garden - South Facing / Detached Conservatory or Garden Room

Tenure: Freehold

Property Type: Detached Bungalow

- SOLE AGENTS!
- 2007 BUILT DETACHED TWO BEDROOM BUNGALOW!
- 14'11 x 14'5 LOUNGE!
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES!
- ONE YEAR OLD COMBINATION BOILER!
- 18'11 x 7'5 GARAGE WITH ELECTRIC UP & OVER DOOR!
- CUL-DE-SAC LOCATION!
- SOUTH FACING GARDEN!
- DETACHED CONSERVATORY / GARDEN ROOM!
- WALKING DISTANCE TO BUS ROUTES & SHOPPING AREAS!

Material information for this property.

Tenure is Freehold.

Council Tax Band - C.

EPC Rating - C.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Unknown. 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 - None.

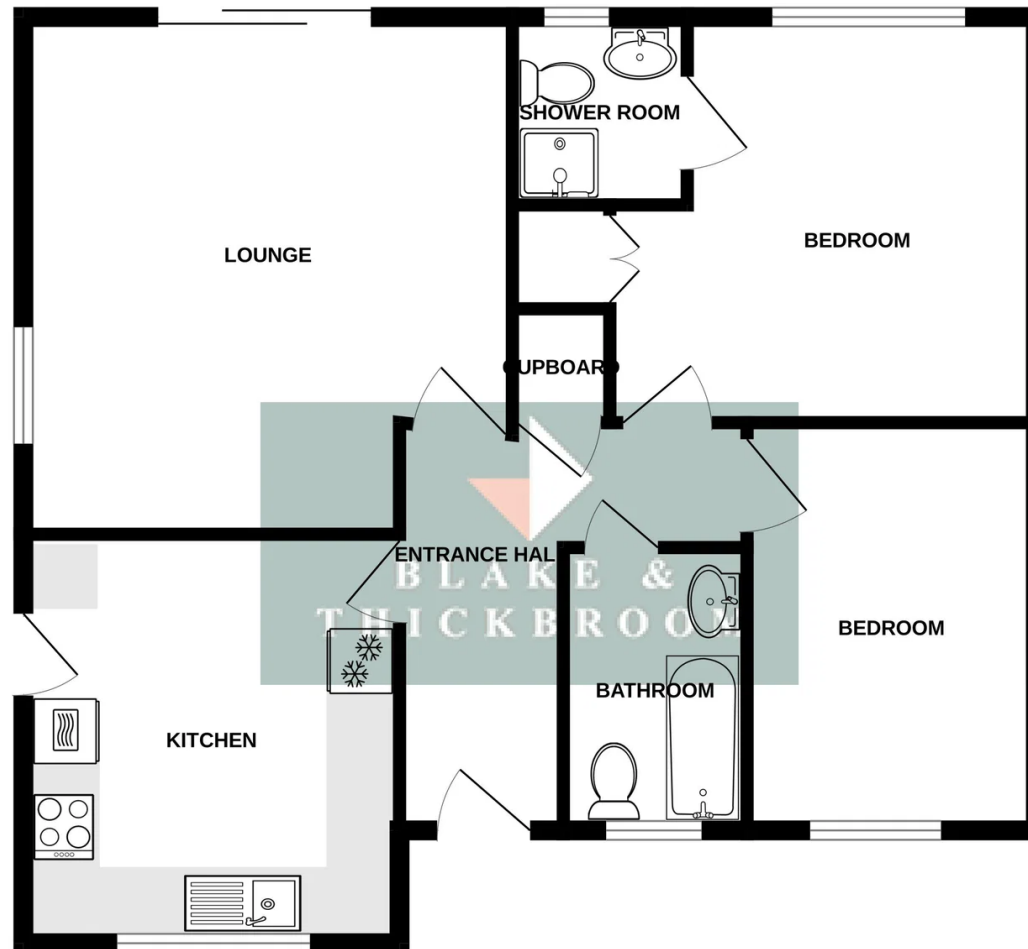
Non standard properties features to note - None.

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.





GROUND FLOOR



ROSE CRESCENT, CLACTON-ON-SEA, ESSEX, CO15 4NQ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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