

BLAKE &
THICKBROOM



Inglenook, Great Clacton CO15 4SJ

Chain Free

£195,000

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

CHAIN FREE! This two-bedroom property offers an exciting opportunity for those seeking a home with scope for improvement, situated in an established residential area. With off-road parking and an expansive rear garden, this property is available with no onward chain.

Step inside to discover a comfortable 15' lounge, providing a welcoming space for relaxation. The layout includes a practical kitchen and a dedicated breakfast area, offering potential for modern updates to create your ideal culinary space. The two bedrooms provide comfortable accommodation. A family bathroom completes the interior.

Externally, a driveway provides convenient off-road parking. The highlight is the approximate 120' rear garden, offering substantial outdoor space for extending into, landscaping, entertaining, or simply enjoying the outdoors.

Located in a sought-after residential area, the property provides easy access to local amenities and transport links, making it a convenient choice for a variety of lifestyles. Offered by sole agents, this is a fantastic opportunity to acquire a home with significant potential to add value, in an established location.

Lounge - 4.57m x 3.45m (15'0" x 11'4")

Kitchen - 2.29m x 2.16m (7'6" x 7'1")

Bedroom One - 3.66m x 3.45m (12'0" x 11'4")

Bedroom Two - 2.41m x 2.39m (7'11" x 7'10")

Breakfast Area - 2.13m x 2.08m (7'0" x 6'10")

Bathroom

Rear Garden - 36.58m x 11.89m (120'0" x 39'0")

Tenure: Freehold

Property Type: Semi-Detached Bungalow

- Chain Free
- Two Bedrooms
- 15' Lounge
- Kitchen & Breakfast Area
- Double Glazing
- Approx 120' Rear Garden
- Off Road Parking
- Established Residential Area
- Scope for Improvement
- Sole Agents

Material information for this property.

Tenure is Freehold.

Council Tax Band B.

EPC Rating TBC.

Services Connected.

Electricity - Yes.

Gas - No.

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 - 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.



