



BLAKE &
THICKBROOM



Marina Gardens, Clacton-on-Sea, Essex, CO15 5BD

Clacton-on-Sea

£375,000

Blake & Thickbroom are pleased to be offering this well presented detached bungalow situated within the highly regarded East Clacton area and within walking distance of Clacton's seafront and local shopping facilities. A viewing is recommended to fully appreciate the size, quality and location of this sizeable bungalow.

ENTRANCE HALL: UPVC double glazed side entrance door to entrance hall. L Shaped, radiator, built in storage cupboards, doors to bedrooms, bathroom and lounge.

LOUNGE: 16'4 (4.98m) x 11'8 (3.56m) Timber fire surround, radiator, sliding patio doors to rear garden and arch leading to dining room.

DINING ROOM: 10'0 (3.05m) x 8'1 (2.46m) Radiator, double glazed patio doors to conservatory. Further door to kitchen.

KITCHEN: 10'0 (3.05m) x 8'4 (2.54m) Fitted with a range of laminated fronted units comprising laminated work surfaces with inset sink unit with cupboards, drawers and storage space under. Range of matching eye level cupboards. Integrated four ring gas hob, double oven. Radiator, double glazed window and door to side.

CONSERVATORY: 11'0 (3.35m) x 9'7 (2.92m) Brick base construction, UPVC double glazed aspects to side and rear, radiator, tiled flooring, double doors giving access to garden.

BEDROOM ONE: 13'5 (4.09m) x 12'0 (3.66m) Fitted His & Hers wardrobes and central dresser unit, radiator. Double glazed window to front.

BEDROOM TWO: 11'10 (3.61m) x 9'9 (2.97m) Radiator, double glazed window to front.

BATHROOM: Four piece white coloured suite comprising panelled bath with mixer tap and shower attachment. Vanity wash basin, low level WC, shower quadrant, fully tiled walls. Radiator, double glazed windows to side.

OUTSIDE: The frontage is partially retained by brick wall giving access to block paved driveway and shaped lawned area with off road parking and access to attached garage. Weather proof AC points, further access to rear garden. The garage is automated roller shutter door, power and light connected. Service door to rear garden. The rear garden approx 30' in length, laid to lawn with flower and shrub borders, large paved patio area adjacent to the rear of the bungalow, access to brick built garden room/laundry room. The garden is retained by timber panel fencing.

Material information for this property

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

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: 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.

Property Type: Detached Bungalow

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

- TWO DOUBLE BEDROOMS
- 16'4 x 11'8 LOUNGE
- 10' x 8'1 DINING ROOM
- 11' CONSERVATORY
- 10' FITTED KITCHEN
- FOUR PIECE BATHROOM
- BRICK BUILT GARDEN ROOM/LAUNDRY ROOM
- GAS HEATING
- APPROX 30' UN-OVERLOOKED REAR GARDEN
- ATTACHED GARAGE



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