



BLAKE &
THICKBROOM



Jaywick Lane, Clacton-on-Sea, Essex, CO16 8BG

Clacton-on-Sea

£220,000

Blake & Thickbroom are pleased to be offering this detached bungalow having been built in the mid 1980's as part of the highly regarded Grange Park development. The property is being offered for sale with no onward chain and benefits from a modern shower room and a low maintenance walled rear garden. A viewing is recommended to appreciate the position and size on offer.

ENTRANCE PORCH: UPVC double glazed entrance door to entrance porch. Tiled flooring, double glazed window to rear, further partially glazed entrance door to entrance hall.

ENTRANCE HALL: Radiator, built in airing cupboard, access to loft, doors to all rooms.

BEDROOM ONE: 3.73m x 2.97m (12'3 x 9'9) (to fitted wardrobes) Radiator, double glazed window to front.

BEDROOM TWO: 3.15m x 2.67m (10'4 x 8'9) Radiator, double glazed window to front.

LOUNGE: 4.8m x 3.33m (15'9 x 10'11) Radiator, sliding patio doors to conservatory.

CONSERVATORY: 2.54m x 2.16m (8'4 x 7'1) Brick base construction with double glazed aspects to side and rear. Sliding patio doors to rear garden.

KITCHEN: 3.28m x 2.77m (10'9 x 9'1) Fitted with a range of wooden fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap over. Cupboards, drawers and storage space under. Range of matching eye level cupboards. Integrated four ring gas hob and double oven. Integrated dishwasher. Wall mounted gas boiler (Fitted 2019) Double glazed window to rear.

SHOWER ROOM: Refitted with a white coloured suite comprising shower quadrant, vanity wash basin with cupboards under. Low level WC, part tiled walls, radiator. Double glazed window to side.

OUTSIDE: Partially walled frontage with box hedging and driveway providing off road parking and access to attached garage. Further pedestrian access to rear garden.

The garage is 16'1 x 9'9 Remotely operated roller shutter door, power and light connected. Double glazed window and UPVC service door to rear garden.

Low maintenance style rear garden, paved interspersed with shingle and shrub borders.

Retained by brick wall and timber fencing.

Material information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and Broadband coverage: Disconnected

Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](https://www.checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: None

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:** 1

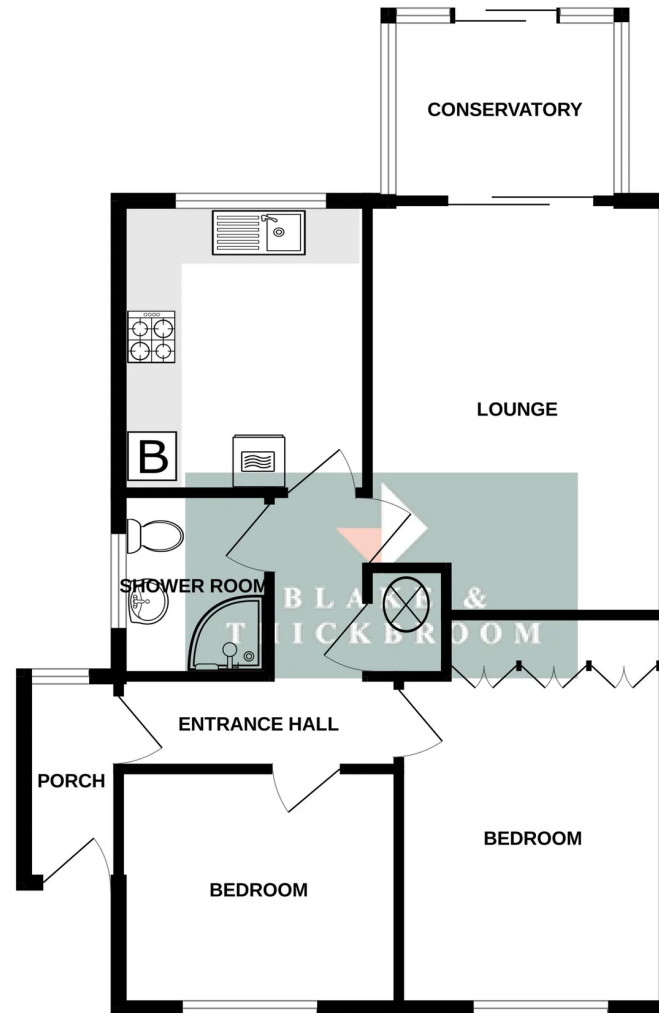
- TWO BEDROOMS
- MASTER BEDROOM WITH FITTED WARDROBES
- 15'9 x 10'11 LOUNGE
- 10'9 x 9'1 KITCHEN
- 8'4 CONSERVATORY
- MODERN REFITTED SHOWER ROOM
- GAS HEATING (BOILER REFITTED 2019)
- REPLACEMENT DOUBLE GLAZING
- ATTACHED GARAGE WITH REMOTELY OPERATED ROLLER SHUTTER DOOR
- WALLED REAR GARDEN







GROUND FLOOR



JAYWICK LANE, CLACTON-ON-SEA, ESSEX, CO16 8BG

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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