



BLAKE &  
THICKBROOM



**Douglas Road Clacton-on-sea**

Clacton-on-sea

**£255,000**

Discover this charming two-bedroom bungalow, ideally situated in a non-estate position in Clacton-on-Sea, offering comfortable living with valuable off-street parking and a well-maintained garden.

Step inside to a welcoming entrance hall, leading to a bright and inviting 12'2 lounge, perfect for relaxation. The fitted kitchen measures 10'7 and provides a practical space for everyday needs, further complemented by a spacious conservatory at 13'6 x 11'9, offering additional versatile living space and a lovely outlook to the garden.

The property features two well-proportioned bedrooms, including a generous main bedroom at 13'9 x 12'2 and a second bedroom measuring 10'0 x 9'0. A modern shower room, provides contemporary convenience, while the double glazing throughout ensures comfort and efficiency. An added bonus is the accessible loft room, fully boarded, insulated, with power outlets and window to rear, offering valuable storage solutions.

Externally, the property benefits from convenient off-road parking on its driveway. The rear garden is mainly laid to lawn and extends to approximately 40' in length, providing a pleasant outdoor space for enjoying the fresh air.

Located in a popular area of Clacton-on-Sea, this home offers convenience and accessibility, being sold with the advantage of no onward chain. Its non-estate position ensures a sense of privacy and community.

An early viewing is highly recommended to appreciate the comfortable living on offer.

**Entrance Hall** - 3.86m x 2.39m (12'8" x 7'10")

**Lounge** - 3.71m x 3.35m (12'2" x 11'0")

**Kitchen** - 3.23m x 3.15m (10'7" x 10'4")

**Conservatory** - 4.11m x 3.58m (13'6" x 11'9")

**Bedroom One** - 4.19m x 3.71m (13'9" x 12'2")

**Bedroom Two** - 3.05m x 2.74m (10'0" x 9'0")

**Shower Room** - 2.36m x 1.68m (7'9" x 5'6")

**Garden** - Lawned and approx 40' in length

**Property Type:** Detached Bungalow

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

- Two Bedrooms
- 12'2 Lounge
- 10'7 Kitchen
- Conservatory
- Modern Shower Room
- Double Glazing
- Loft Room Storage
- Off Road Parking
- Non Estate Position
- SOLE AGENTS

Material information for this property.

Tenure is Freehold.

Council Tax Band .

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](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

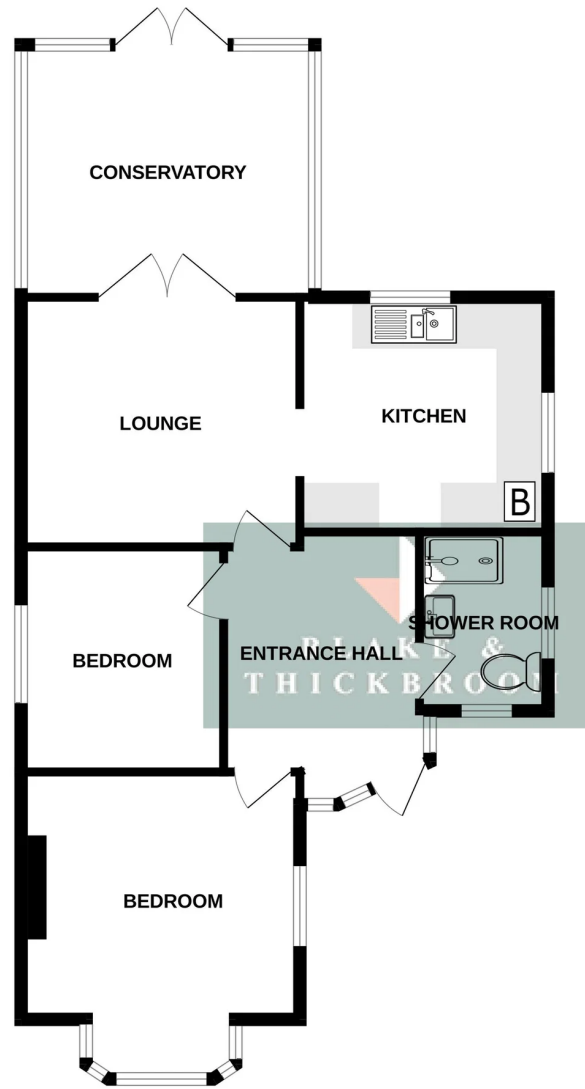
Non standard properties features to note - None.

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



DOUGLAS ROAD, CLACTON-ON-SEA, ESSEX, CO15 3JX

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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