



BLAKE & THICKBROOM

BLAKE & THICKBROOM
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www.blake-thickbroom.co.uk
FOR SALE

**LADBROOKE ROAD,
CLACTON-ON-SEA, ESSEX, CO16 8YR
£270,000 (Offers Over)**

DESCRIPTION:

Blake & Thickbroom are delighted to be offering for sale this well presented three bedroom detached bungalow situated on the sought after Cann Hall development being offered for sale with no onward chain. The property benefits from generous off road parking, garage, private rear garden and is situated within easy reach of local schools and major shopping facilities. Call our Offices to arrange a viewing.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout (fire station on left), take the first exit into St Johns Road, take the first right into Constable Avenue, first right again into Munnings Drive. Take the third turning on the right into Ladbroke Road and the property can be found on the left.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * 16'10 x 11'7 LOUNGE *

* 11'8 x 9' KITCHEN * 7'3 x 6'6 BATHROOM *

* GAS HEATING VIA RADIATORS * DOUBLE GLAZING *

* LAWNED REAR GARDEN *

* OFF ROAD PARKING & GARAGE *

* SITUATED WITHIN EASY REACH OF SHOPPING FACILITIES *

* SOLE AGENTS * NO ONWARD CHAIN * VIDEO TOUR AVAILABLE *

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Radiator. Loft access. Three storage cupboards (one is airing cupboard). Doors to all rooms.

BEDROOM ONE: 12'3 (3.73m) x 9'11 (3.02m)

Radiator. Replacement double glazed window to front.

BEDROOM TWO: 11'8 (3.56m) x 9'11 (3.02m)

Radiator. Fitted wardrobe (housing wall mounted boiler). Replacement double glazed window to rear.

BEDROOM THREE: 9'11 (3.02m) x 7'6 (2.29m)

Radiator. Fitted wardrobe. Replacement double glazed window to rear.

LOUNGE: 16'10 (5.13m) x 11'7 (3.53m)

Radiator. Replacement double glazed windows to front and side.

KITCHEN: 11'8 (3.56m) x 9'0 (2.74m)

Modern fitted kitchen comprising of laminated rolled edge work surfaces with one and a half bowl single drainer sink unit with cupboards, drawers and storage below, range of matching eye level cupboards, electric hob with extractor hood, fitted oven. Part tiled walls. Radiator. Replacement double glazed window and door to side.

BATHROOM: 7'3 (2.21m) x 6'6 (1.98m)

White suite comprising of panelled bath with shower attachment, shower screen, vanity hand wash basin with mixer tap, cupboard below, low level WC. Heated towel rail. Radiator. Fully tiled walls, tiled flooring. Extractor fan. Replacement double glazed window to side.

OUTSIDE:

Concrete driveway affording access for off road parking to the front of the property, the rest is mostly laid to lawn with shrubs adjacent to the bungalow. Access to garage with up and over door, dual side access leading to rear garden. The rear garden has block paving adjacent to the bungalow with further paved area leading to service door to garage. The rest of the garden is mostly laid to lawn with decked area to rear, shrubs on the right and raised flower bed to the rear. The garden is partially retained by wooden panelled fencing.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating D.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. 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.

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GROUND FLOOR



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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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