



THE ROOM



Brading Avenue, Clacton-on-sea, CO15 4PA

Clacton-on-sea

£223,500

NO ONWARD CHAIN! This two-bedroom semi-detached bungalow offers a fantastic opportunity to create a personalised home, situated on a generous plot and available with no onward chain.

Upon entering, a welcoming entrance hall leads through to the main living areas. The spacious lounge, measuring 4.47m x 3.63m (14'8" x 11'11"), provides an ideal space for relaxation and entertaining. The kitchen, at 3.33m x 2.41m (10'11" x 7'11"), offers a functional area with scope for modernisation to suit your tastes.

The bungalow features two well-proportioned bedrooms, providing comfortable restful spaces. Bedroom One measures 3.63m x 3.45m (11'11" x 11'4"), and Bedroom Two is 3.35m x 2.34m (11'0" x 7'8"). The bathroom, at 2.36m x 1.93m (7'9" x 6'4"), is a practical space ready for your vision.

Additional benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency. The property stands on a generous plot, offering ample outside space perfect for gardening enthusiasts or those seeking room for expansion (subject to planning).

Located within easy reach of local amenities and bus routes connecting to Clacton's Town Centre, this home combines peaceful living with convenient access to everything you need. This property is perfect for those looking to apply their own stamp and create a truly bespoke living environment.

Entrance Hall: 3.48m x 0.99m (11'5" x 3'3")

Lounge: 4.47m x 3.63m (14'8" x 11'11")

Lobby: 1.93m x 0.84m (6'4" x 2'9")

Bedroom One: 3.63m x 3.45m (11'11" x 11'4")

Bedroom Two: 3.35m x 2.34m (11'0" x 7'8")

Bathroom: 2.36m x 1.93m (7'9" x 6'4")

Kitchen: 3.33m x 2.41m (10'11" x 7'11")

Material information for this property:

Tenure: Freehold

Council Tax Band: B

EPC: To be confirmed

Services connected:

Electricity: Mains supply

Gas: Mains Gas

Water: Mains supply

Sewerage type: To be confirmed

Telephone and broadband coverage: Unknown. Prospective purchasers should be directed to Checker.ofcom.org.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: Semi-Detached Bungalow

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

- Sole Agents
- Video Tour Available
- No Onward Chain
- Two Bedrooms
- Lounge 14'8" x 11'11"
- Kitchen 10'11" x 7'11"
- Bathroom 7'9" x 6'4"
- Gas Central Heating
- Double Glazed
- Generous Plot







