

Saxmundham Way, Clacton-on-Sea, Essex, CO16 7PG

OFFERS OVER
£284,000

Blake & Thickbroom are delighted to be offering for sale this well presented three bedroom detached bungalow situated on the highly regarded Grange Park development. The property boasts a generous amount of accommodation throughout and benefits from a full length garage. The property is conveniently located within walking distance of local shopping facilities and bus route to Clacton's town center. An early viewing is advised to avoid disappointment.

Entrance Hall

Bedroom One - 3.56m x 3.51m (11'8" x 11'6")

Ensuite

Bedroom Two - 4.01m x 3.23m (13'2" x 10'7")

Bedroom Three - 3.2m x 2.51m (10'6" x 8'3")

Bathroom

Lounge - 4.57m x 4.29m (15'0" x 14'1")

Conservatory - 4.39m x 3.4m (14'5" x 11'2")

Kitchen - 4.57m x 3.51m (15'0" x 11'6")

Outside

Garage - 9.65m x 2.62m (31'8" x 8'7")

Property Type: Flat

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

- THREE BEDROOMS
- ENSUITE SHOWER ROOM
- SEPARATE BATHROOM
- 15' x 14'1 LOUNGE
- 14'5 x 11'2 CONSERVATORY
- 15' x 11'6 KITCHEN
- DOUBLE GLAZING
- GAS HEATING
- 31'8 x 8'6 GARAGE & OFF ROAD PARKING
- LOW MAINTENANCE REAR GARDEN

Material information for this property:
Tenure is Freehold.
Council Tax Band: D.
EPC: D.
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: No.

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.


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CONSERVATORY
GARAGE
KITCHEN/DINER
LOUNGE
BATHROOM
ENSUITE
WARDROBE
BEDROOM
BEDROOM
BEDROOM