



BLAIR
THICKBROOM



Heather Close, Clacton on Sea CO15 4NA

Clacton-on-sea

£239,995

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

CHAIN FREE! This charming two-bedroom property is ideally positioned in a peaceful cul-de-sac, offering a relaxed lifestyle with the convenience of no onward chain.

Step inside to discover a welcoming and well-arranged interior. The spacious 15' lounge provides a comfortable area for relaxation and entertaining. The carefully designed 12' x 9'10 kitchen offers a functional and inviting space for culinary pursuits.

The home features two double bedrooms, providing ample space for rest and privacy. The bathroom is fitted with a white suite, ensuring a fresh and bright feel.

Comfort and efficiency are assured with double glazing and a gas heating system throughout the property.

Outside, the approximate 25' rear garden is predominantly laid to lawn, offering a private outdoor space for enjoyment. A gated driveway provides convenient off-road parking.

This property presents an excellent opportunity for those seeking a comfortable home in a desirable cul-de-sac location, with the added benefit of being chain-free.

Lounge: 4.57m x 3.51m (15'0" x 11'6")

Kitchen: 3.66m x 3m (12'0" x 9'10")

Bedroom One: 3.63m x 3.35m (11'11" x 11'0")

Bedroom Two: 3.78m x 2.74m (12'5" x 9'0")

Bathroom: 2.64m x 1.68m (8'8" x 5'6")

Rear Garden: Approx 25' Lawned with gated access to front

Material information for this property:

Tenure is Freehold.

Council Tax Band: B

EPC: D

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

Tenure: Freehold

Property Type: Semi-Detached Bungalow

- Two Double Bedrooms
- 15' Lounge
- 12' X 9'10 Kitchen
- White Bathroom Suite
- Double glazing
- Gas Heating System
- Approx 25' Rear Garden
- Gated Driveway
- Cul De Sac Position
- Chain Free





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

