



BLAKE &  
THICKBROOM



Stanley Road, Clacton-on-sea, CO15 2BD

£230,000

**NO ONWARD CHAIN!** Blake & Thickbroom are pleased to be offering this well-presented two-bedroom semi-detached bungalow offered for sale with no onward chain, ideal for those seeking a straightforward purchase.

The property provides well-proportioned accommodation throughout, including a comfortable living room, fitted kitchen, two bedrooms and a bathroom, all arranged over a single level for ease of living.

Externally, the home benefits from a private south-facing rear garden, enjoying plenty of natural sunlight and offering an ideal space for relaxing or entertaining. The property also enjoys an attractive position backing directly onto open farmland, providing a pleasant outlook and a good degree of privacy.

Further benefits include off road parking, double glazing and gas central heating.

An excellent opportunity for downsizers, first-time buyers or those looking for a peaceful setting with no onward chain.

#### **Entrance Hall**

**Bedroom One** - 4.09m x 29.26m (13'5" x 96'0")

**Bedroom Two** - 3.1m x 2.92m (10'2" x 9'7")

**Wet Room** - 2.11m x 1.63m (6'11" x 5'4")

**Kitchen** - 3.23m x 3.05m (10'7" x 10'0")

**Lounge** - 5.56m x 2.92m (18'3" x 9'7")

**Conservatory** - 3.12m x 2.16m (10'3" x 7'1")

#### **Garden**

Material information for this property:

Tenure is Freehold.

Council Tax Band: B.

EPC: D.

Services connected:

Electricity: Yes.

Gas: Yes.

Water: Yes.

Sewerage type: Mains.

Telephone and broadband coverage: Unknown.

Prospective purchasers should be directed to website [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 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.

**Property Type:** Semi-Detached Bungalow

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

- NO ONWARD CHAIN!
- VIDEO TOUR AVAILABLE!
- SOLO AGENTS!
- SOUTH FACING GADREN!
- FIELD VIEWS!
- LOUNGE 18,3 x 9,7
- KITCHEN 10,7 x 10,0
- WET ROOM 6,11 x 5,4
- OFF ROAD PARKING!
- VIEWING RECOMMENDED!



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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