

**Blyford Road, Clacton-on-Sea,
CO16 7EL
£240,000 Freehold**

Town & Country
residential sales and lettings





- CUL-DE-SAC LOCATION
- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- LIVING ROOM WITH MULTI-FUEL BURNER
- CONSERVATORY
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- DRIVEWAY

**** AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOMED DETACHED BUNGALOW NESTLED IN THIS QUIET CUL-DE-SAC POSITION****

Located to the north west of Clacton-on-Sea this improved property has access to a local shopping parade, Clacton's town centre (with mainline railway station, shops, restaurants and pier), access to Colchester and A133/A120 corridor with onward passage to the A12.

The property has been upgraded with attractive easy maintenance cladding to the exterior, gas central heating, modern fitted kitchen and feature free standing multi-fuel burner for those cosy winter evenings.

There are two garden areas, a large enclosed side garden (with access from the conservatory) and a separate rear garden overlooking a small green.

Ample off road parking also exists and is complimented by a brick garage with electric roll up door.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

Double glazed frosted entrance door. Access to loft space, built-in storage cupboard, radiator.

LIVING ROOM

15' 8" x 10' 11" (4.77m x 3.32m)

Bi-fold doors to conservatory, multi-fuel burner.

CONSERVATORY

19' 0" x 6' 3" (5.79m x 1.90m)

Double glazed windows to three elevations, double glazed French doors to garden. Power connected.

KITCHEN

10' 9" x 9' 2" (3.27m x 2.79m)

Double glazed window to front elevation. Single bowl sink unit with mixer tap and cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops and wall mounted matching cupboards. Space for washing machine and space for cooker. Built-in boiler cupboard with wall mounted Worcester boiler. Double glazed door to conservatory, radiator.



BEDROOM ONE

14' 4" x 9' 11" (4.37m x 3.02m)

Double glazed patio doors to rear garden, radiator.

BEDROOM TWO

10' 4" x 8' 10" (3.15m x 2.69m)

Double glazed window to front elevation, radiator.

BATHROOM

6' 9" x 5' 7" (2.06m x 1.70m)

Double glazed frosted window to front elevation. Low level WC, pedestal wash hand basin and panel bath with mixer tap shower. Tiled walls and tiled flooring, radiator.

FRONT GARDEN

Pathway to entrance door. Concrete driveway for two vehicles, access to detached garage.

GARAGE

17' 2" x 8' 3" (5.23m x 2.51m)

Detached brick built garage with electric roll up door, power and lighting.

SIDE GARDEN

Extending to about 39ft, laid mainly to lawn, artificial lawn area, stepping to lawn area. Conifers, fenced and side access.

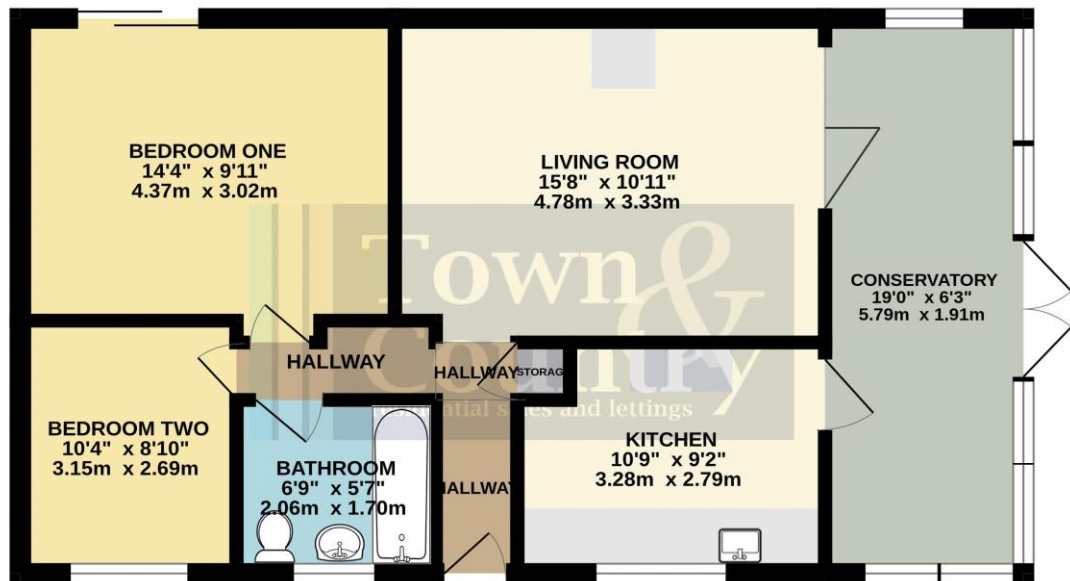
REAR GARDEN/AREA

Paved area, behind stockade style fence, artificial lawn area. Access to side.





GROUND FLOOR



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