

12 Bramwood Road, Little Clacton, Clacton-on-Sea, CO16 9FW



2 bedrooms
1 reception room
2 bathrooms

Freehold

Offers in excess of

£315,000

Subject to contract



Situated on a small modern development in Little Clacton is this link-detached bungalow with lounge, kitchen / breakfast room, two good sized bedrooms, one with en-suite and family bathroom. Low maintenance rear garden and car port parking.

Some details

General information

A two bedroom link-detached bungalow in a modern development in Little Clacton with accommodation comprising entrance with radiator and built-in storage cupboard, lounge with double glazed boxed bay window to the front and a radiator, kitchen / breakfast room with a double glazed window to side aspect and doors to the garden, radiator, stainless steel single drainer sink unit inset to the work surface with cupboards and drawers under with a range of cupboards, integrated oven and grill, four ring gas hob inset to work surface with extractor over. Integrated appliances including dishwasher, washer / dryer and a fridge freezer and a cupboard housing the boiler.

Bedroom one has a double glazed window to the rear aspect, radiator and en-suite with shower, low level WC, vanity wash hand basin and heated towel rail.

Bedroom two has a double glazed boxed bay window to the front and a radiator. The family bathroom has an obscure double glazed window to the rear, panel enclosed bath with shower over, wash hand basin, low level WC and heated towel rail.

Entrance hall

Lounge

13' 1" x 11' 0" (3.99m x 3.35m)

Kitchen/breakfast room

12' 5" x 12' 1" (3.78m x 3.68m)

Bedroom one

12' 1" x 8' 3 + recess" (3.68m x 2.51m)

Ensuite

Bedroom two

11' 0" x 11' 0" (3.35m x 3.35m)

Bathroom

Outside

To the right hand side of the property there is a car port providing parking and a gated access to the rear garden which is beautifully landscaped with various sections of artificial grass, shingle and decked seating areas and sleeper enclosed border. There is also an office area with power and air-conditioning which we understand is to remain.

Location

The property is situated in the village of Little Clacton to the east of the Colchester. Little Clacton has a pharmacy, local store, takeaway, Morrisons supermarket and primary school.

The nearby coastal town of Clacton-on-Sea has a wider range of shopping and leisure facilities and long sandy beaches. From Little Clacton the A133 dual carriageway provides access to the A120 which provides straight forward access to Colchester.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - TBC

Our ref - 55825

Agents note

We understand there is an estate charge of approximately £250 per annum.

Directions

From the A133 from Colchester take the left hand turning onto Progress Way. Take the second exit onto Centenary Way and then take the left hand turning onto Thorpe Road where the development will be found on the right hand side.

Further information

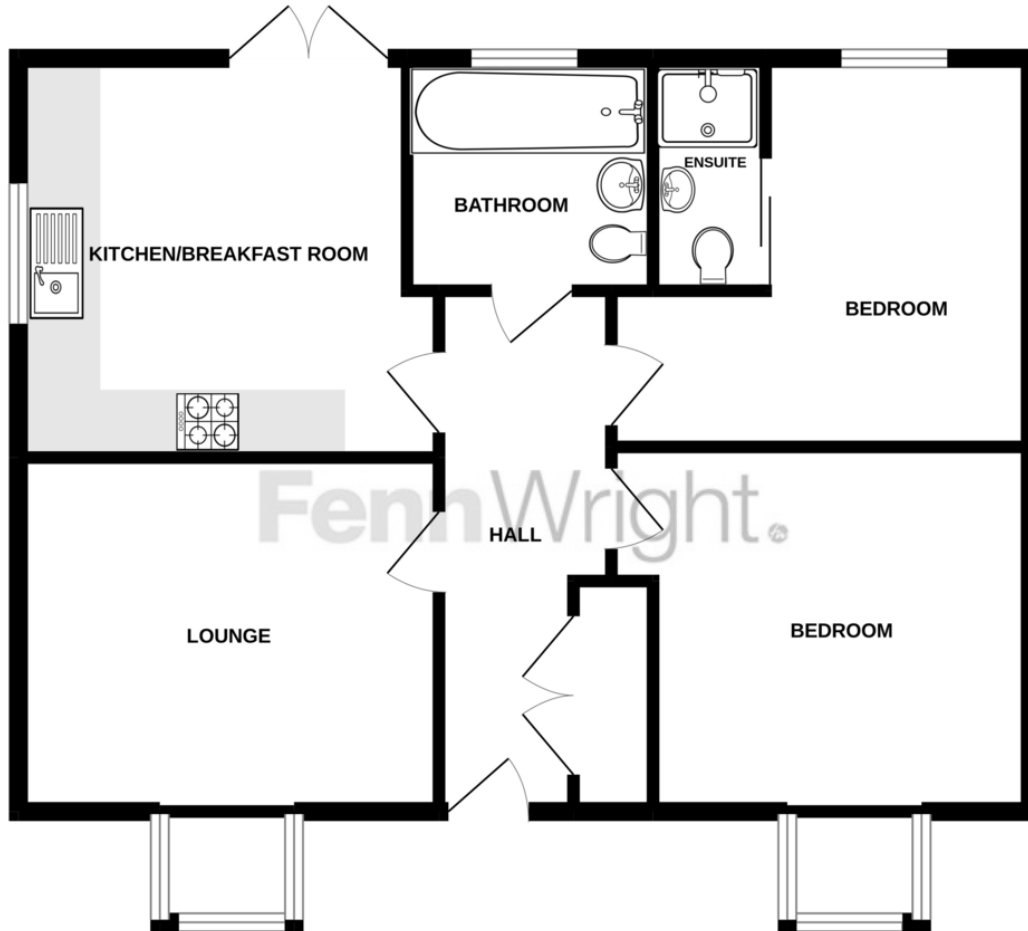
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 763 388.

GROUND FLOOR



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To find out more or book a viewing

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