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THREE BEDROOM DETACHED BUNGALOW

MODERN KITCHEN AND SHOWER ROOM

CONSERVATORY & GOOD SIZED LIVING ROOM

EASY TO MAINTAIN GARDEN

NO ONWARD CHAIN - KEYS TO VIEW

COUNCIL TAX BAND : C EPC : C



Purley Way
Clacton-On-Sea, CO16 8YX

£320,000

Bonds of Essex are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW WITH GARAGE. The property has both a modern kitchen and shower room, good sized living room with conservatory. Front and back gardens. The property is located on the popular Cann HALL development in a small cul de sac. This home is offered with NO ONWARD CHAIN - KEYS TO KEY

Entrance Hall

Double glazed entrance door, radiator, access to loft space, airing cupboard housing wall mounted gas central heating boiler, additional storage space. Doors to :

Living Room 15' 6" x 14' 1" (4.72m x 4.29m)

Double glazed patio doors opening into the conservatory. Radiator, electric fire with marble effect and wood surround.

Conservatory 11' 9" x 8' 2" (3.58m x 2.49m)

Double glazed windows to rear and side, double glazed door providing access into the garden, tiled floor.

Kitchen 11' 11" x 8' 3" (3.63m x 2.51m)

Modern grey and white high gloss fitted kitchen comprising of floor and wall mounted units with contrasting worktops over. Inset composite sink and drainer with mixer taps, inset four ring gas hob with extractor over. Eye level electric oven, dishwasher and space for washing machine and fridge freezer. Modern tiled splash backs. Double glazed window and door to side.

Shower Room 8' 1" x 6' 2" (2.46m x 1.88m)

Double glazed window to side. Modern suite comprising of corner shower, wall mounted vanity wash hand basin with storage below, close couple W.C. Tiled walls and floor, two heated towel rails, spot lights.

Bedroom 1 12' 1" x 11' 5" (3.68m x 3.48m)

Double glazed window to front, radiator, freestanding bedroom furniture.

Bedroom 2 10' 0" x 8' 2" (3.05m x 2.49m)

Double glazed window to front, radiator, freestanding bedroom furniture.

Bedroom 3 12' 6" x 6' 6" (3.81m x 1.98m)

Double glazed window to rear, radiator.

Front garden

Tarmac drive way providing parking space and access to garage. The front of the property is paved with path to the front door and side access to the garden.

Garage

Electric roller door, power and light connected.

Rear Garden 30' 0" x 25' 0" (9.14m x 7.61m) approx

commencing with paved area, artificial grass section leading to another paved area and raised decking. Timber shed with power and light to remain. Flower and shrub borders. To the side of the property is a covered area that had been used for storage.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy rating

C

Certificate number
0190-2137-3019-2192-2635



Floor Plan

Floor area 79.4 sq.m. (855 sq.ft.) approx

Total floor area 79.4 sq.m. (855 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.