

26 Pilcox Hall Lane, Tendring, Clacton-on-Sea, Essex, CO16 0DP



**Freehold**

Guide Price

**£280,000-  
£300,000**

Subject to contract

**2** bedrooms

**2** reception rooms

**1** bathroom



A well presented two bedroom semi detached bungalow situated in a delightful rural location overlooking farmland to the front.

# Some details

## General information

A well presented two bedroom semi detached bungalow situated along a private lane in a delightful rural location enjoying extensive farmland views to the front and offering scope for further extension subject to the usual consents.

The property has accommodation comprising an entrance lobby with door to the lounge/diner with windows to front and side elevations, fireplace with fitted cast iron log burner, laminated floor and coving. The kitchen is fitted with a range of worksurfaces with drawers, cupboards and storage space under, wall mounted cupboards, inset sink, plumbing for washing machine and dishwasher, built in electric double oven and ceramic hob with extractor hood above, part tiled walls, ceramic tiled floor and a part glazed door to the porch which is double glazed UPVC and brick construction and would make an ideal utility room with ceramic tiled floor and door to rear garden.

There are two bedrooms and a shower room which has been recently refitted with a stylish suite comprising double shower cubicle, sink and wc. There is a study/work from home space with an opening leading to the conservatory which is double glazed UPVC and brick construction with French doors to the rear garden.

The inner hall has a step staircase to the first floor loft which is divided into 2 rooms both of which have skylight windows.

## Lounge/dining room

16' 9" x 14' (5.11m x 4.27m)

## Kitchen

16' 9" x 8' (5.11m x 2.44m)

## Bedroom one

14' 5" x 10' (4.39m x 3.05m)

## Bedroom two

12' 2" x 6' 9" (3.71m x 2.06m)

## Shower room

## Study area

10' 11" x 5' 10" (3.33m x 1.78m)

## Conservatory

11' 10" x 7' 10" (3.61m x 2.39m)

## Loft room one

14' 10" x 10' 9" (4.52m x 3.28m)

## Loft room two

10' 9" x 7' 6" (3.28m x 2.29m)

## The outside

As previously mentioned the property enjoys extensive farmland views to the front. The front garden has been laid to printed concrete providing ample parking, there is a wide side access leading to a concrete hardstanding to the side of the property and further paved patio. There is an enclosed rear garden which extends to approximately 120ft in depth and is extensively laid to lawn. There is a large workshop 22' 10" x 11' 1" with power connected. Three storage sheds and oil storage tank.

## Location

The property is situated in the pleasant village of Tendring which is to the east of Colchester and has easy access to the A120 and is situated in a private lane. The village itself offers pub/restaurant and a highly popular primary school. The A120 gives access to Colchester and the A12 Londonbound and eastwards towards the International Port of Harwich and the coastal towns of Clacton, Frinton and Walton are a short drive away. The nearby villages of Weeley and Thorpe le Soken both have rail links to London Liverpool Street with local convenience stores including a Tesco Express at Thorpe le Soken.

## Important information

Council Tax Band - C

Services - We understand mains electricity and water are connected to the property, drainage is a private septic tank which is shared by 12 properties in the road. We understand from the vendor that this is emptied every 3 months and the approximate cost towards the upkeep is £180 per year.

Tenure - Freehold

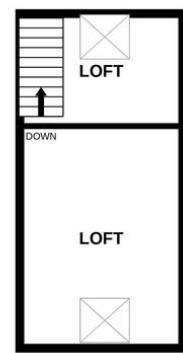
EPC - E

## Agents note

As the lane is a private road there is an amount payable by the local residents towards the upkeep which we are advised is, currently £96 per year.

## Directions

Proceed from Colchester along the A120 in an easterly direction toward Harwich. At the Horsley Cross junction (by the water tower) take the 3rd exit on the roundabout where signposted the B1035 towards Tendring and Thorpe Le Soken. On reaching Heath Road turn right into Pilcox Hall Lane and follow the road along where the bungalow can be found some distance of the right hand side located by a Fenn Wright for sale board.



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