



Chilburn Road, Clacton-on-Sea

Offers in excess of: £290,000

We have pleasure in offering for sale this extended recently refurbished semi detached bungalow featuring re-fitted kitchen and bathroom along with a large detached garage/work shop and off road parking for several cars.

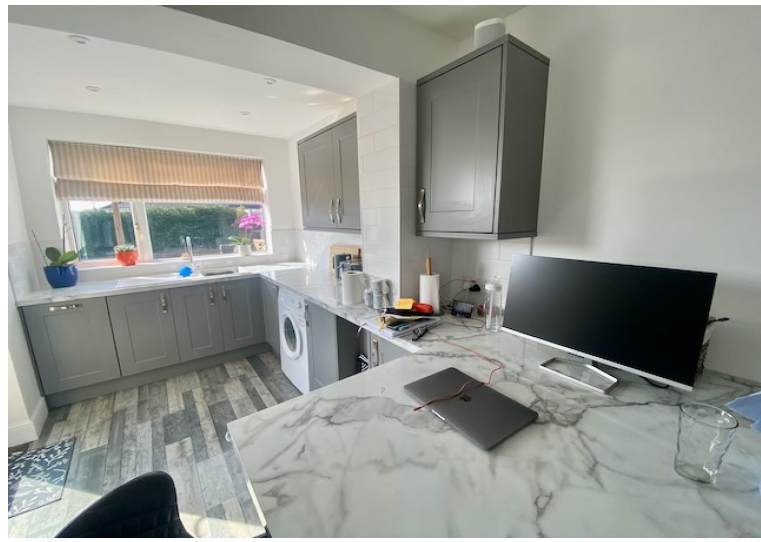
2 x Bed

1 x Bathroom

3 x Reception

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- EXTENDED SEMI DETACHED BUNGALOW
- RECENTLY REFURBISHED
- LARGE KITCHEN/BREAKFAST ROOM

- RECENTLY UPGRADED BATHROOM
- SPACIOUS LOUNGE
- SEPARATE DINING AREA



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ACCESS

Access to the property is gained via an obscured double glazed entrance door onto

PORCH

With double glazed window to side, tiling to floor, further obscure glazed door onto

ENTRANCE HALL

Radiator, wood effect flooring, built in storage cupboard along with separate built in airing cupboard, access to loft space

BEDROOM ONE 3.63M X 3.31M

Double glazed window to front, radiator, four inset ceiling spot lights.

BEDROOM TWO 3.33m X 2.46m

Double glazed window to front, radiator, bathroom with obscure double glazed window to side, suite comprises panelled bath with shower and screen over, wash hand basin with vanity unit beneath, low level WC, splash back tiling to walls, heated towel rail.

KITCHEN/BREAKFAST ROOM 5.59m x 3.31m

Narrows to (2.19 m) with double glazed window to rear, double glazed door to side. A one and a half bowl sink unit over a comprehensive range of fitted base units extending to work surfacing with tiled splashbacks and eye level cupboards above, inset 5 ring gas hob along with double oven and fitted extractor hood, radiator, plumbing for washing machine.

LOUNGE 4.32m x 3.64m

Radiator, 9 inset ceiling spotlights

DINING ROOM 3.14m x 2.13m

With double glazed patio doors leading on to rear garden

OUTSIDE

The front garden is mainly reserved for car parking with parking for several cars. Access onto the detached garage/workshop measures 7.56m x 2.35m. The rear garden is largely laid to lawn with flowers/shrub borders

All measurements are approximate and for illustrative purposes only. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate. DAVID MARTIN GROUP (DAVID MARTIN MILE END LIMITED) are the vendors or lessors of this property whose agents we give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract. (ii) no person in the employment of DAVID MARTIN GROUP (DAVID MARTIN MILE END LIMITED) has any authority to make or give any representation or warranty whatever relation to this property and no prospective purchaser should rely on any statements as being representation or warranty.

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