



- Detached Bungalow
- Under 10 Years Old
- Ample Off Road Parking
- Low Maintenance Rear Garden
- Family Bathroom & En Suite
- Modern Kitchen/Diner
- Gas Central Heating
- Double Glazing
- Walking Distance Of Local Amenities

**12a Warwick Road, Clacton-on-Sea,  
Clacton-on-Sea, Essex. CO15 3BX.**

A charming modern detached bungalow within walking distance of local amenities including shops, restaurants, train station and beach front. This modern bungalow is under 10 years old and property highlights include two double bedrooms, en suite, family bathroom, living room, kitchen/diner, solar panels, gas central heating and ample off road parking. To fully appreciate what is on offer viewing highly advised.





# Property Details.

## Living Accommodation

### Entrance Hall

UPVC front door, storage cupboard, doors leading to:

### Kitchen



14' 8" x 9' 3" (4.47m x 2.82m) Double glazed window to rear, inset spot lights, fitted kitchen including a range of wall and base units, laminate worktop, stainless steel sink with right hand drainer, integrated cooker, hob and cooker hood, integrated fridge/freezer, space for dining table.

### Living Room

13' 0" x 12' 9" (3.96m x 3.89m) Double glazed window to rear, French doors onto the garden, radiator.

## Bedroom One



12' 6" x 12' 2" (3.81m x 3.71m) Double glazed window to front, radiator, doors leading to:

### En Suite



7' 10" x 3' 3" (2.39m x 0.99m) Double glazed obscure window to side, wall mounted towel radiator, low level WC, shower enclosure, wash hand pedestal basin.

# Property Details.

## Bedroom Two



10' 4" x 9' 6" (3.15m x 2.90m) Double glazed window to front, radiators.

## Family Bathroom



Double glazes obscure window to side, tiled floor, white suite including WC, wash hand pedestal basin, panelled bath with overhead rinser.

## Outside

### Off Road Parking

Block paved and stoned driveway creating ample off road parking.

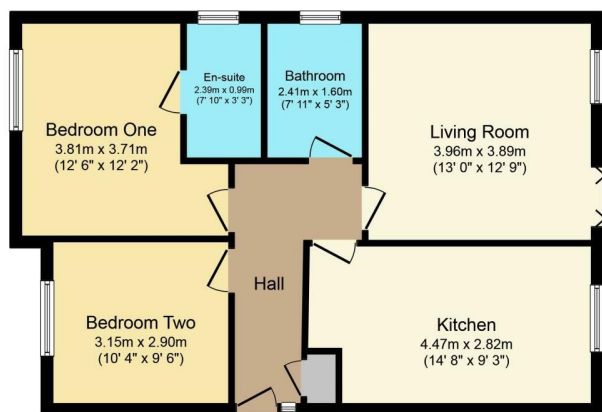
## Rear Garden



A well maintained rear garden mainly laid to lawn and decking, retained by fencing and gated side access.

# Property Details.

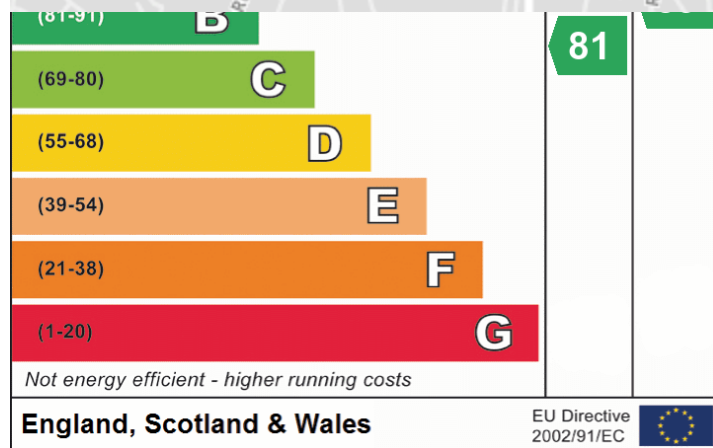
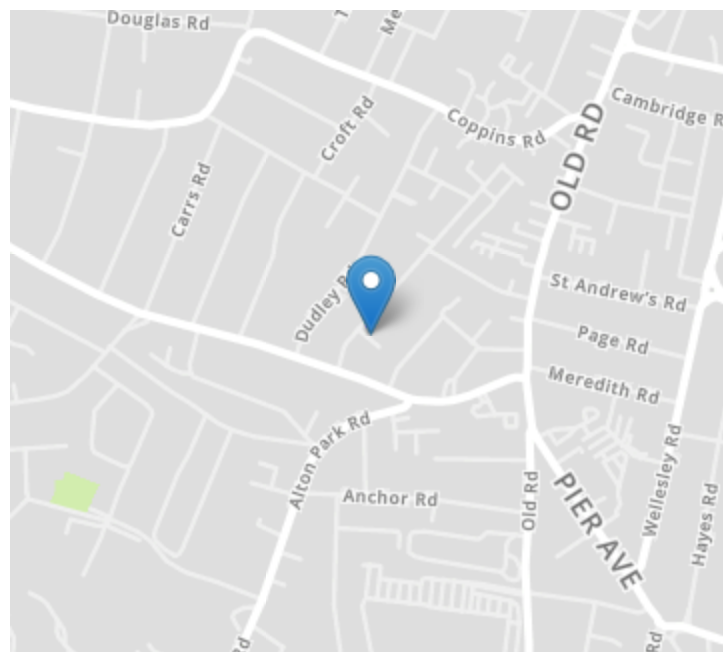
## Floorplans



Floor Plan

Total floor area 68.0 sq. m. (732 sq. ft.) approx

## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.