



- Detached Three Bedroom Bungalow
- Close To Weeley Railway Station With Direct Links To London Liverpool Street
- Substantial Drive Way & Garage
- Generous Lounge With Bay Window
- Conservatory
- Bathroom & Cloakroom
- Double Glazed & Gas Central Heating
- Well Established Garden

72 Second Avenue, Weeley, Clacton-on-Sea, Essex. CO16 9HX.

****GUIDE PRICE £400,000 - £425,000**** A delightful three bedroom detached bungalow positioned on a substantial plot located in a cul-de-sac position in the popular village of Weeley. This extended property includes spacious living and benefits from living accommodation all on one level, including generous living room, impressive conservatory added by the current owners, kitchen, cloakroom, shower room and three bedrooms. The garage also offers a utility/laundry room to the rear. Conveniently located within the Essex Village of Weeley positioned close to local amenities, mainline railway station along with fantastic links to the A12 & A14. An early inspection is highly recommended to appreciate the accommodation on offer.



Property Details.

All accommodation on one level

Entrance Hall

UPVC Front door opening onto the hallway, two radiators, access to loft hatch, door to airing cupboard and storage, doors leading to:

Living Room



17' 01" x 16' 07" (5.21m x 5.05m) Double glazed bay window to front and double glazed window to side, two radiators, electric fire, dado rail.

Conservatory



28' 7" x 11' 06" (8.71m x 3.51m) Double glazed windows to front, side and rear, double glazed UPVC door to rear and front, three radiators, two fan lights, views onto the well maintained rear garden.

Kitchen



10' 4" x 8' 11" (3.15m x 2.72m) Double glazed window to rear and UPVC double glazed door to rear, inset spot lights, tiled floor, white gloss units including a range of wall and base units, laminate work top surfaces, inset ceramic sink with left hand drainer, electric hob and over head fan, double oven, space for washing machine and fridge freezer.

Cloakroom

5' 02" x 2' 11" (1.57m x 0.89m) Double glazed obscured window to the front, tiled floor and walls, low level WC and vanity unit.

Bedroom One



11' 10" x 9' 09" (3.61m x 2.97m) Double glazed window to rear, radiator, space for double bed, fitted wardrobes, views onto the rear garden.

Property Details.

Bedroom Two



9' 11" x 8' 03" (3.02m x 2.51m) Double glazed window to rear, radiator, fan light, double bedroom with fitted wardrobes.

Bedroom 3



9' 11" x 7' 9" (3.02m x 2.36m) Double glazed window to front, radiator, built in wardrobes, the current owner has previously had a double bed in this room.

Family Bathroom



8' 03" x 6' 09" (2.51m x 2.06m) Double glazed obscured window to the rear, vinyl floor, walk in shower enclosure, towel rail, vanity unit including wash hand basin and toilet.

Outside, Garage & Parking

Front Driveway & Garage

A substantial frontage to the bungalow offering ample off road parking via the blocked paved driveway, with the remainder of the plot laid to lawn. Electric door to the garage, side access to the rear garden.

Rear Garden



This well established mature garden includes a generous patio area with a further feature patio in the middle of the lawn currently being used for table and chairs. The garden also offers mature shrubs, bushes and privacy hedging, access to the garage, the rear garage has been separated to be used as a utility room, there is also two sheds. Retained boundary by fencing and brick wall.

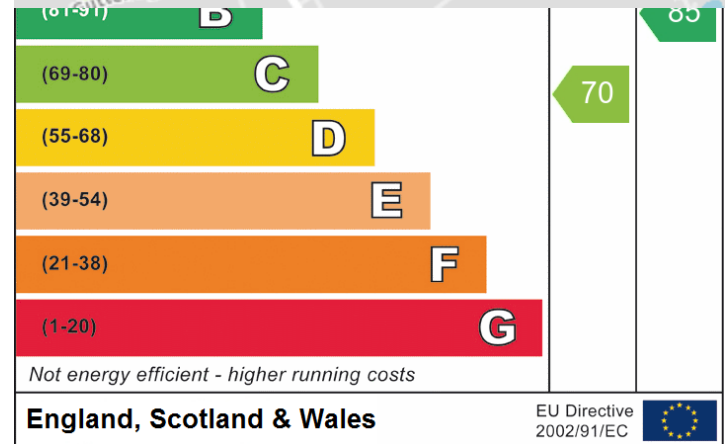
Property Details.

Floorplans



TOTAL FLOOR AREA: 1578 sq ft (146.6 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of actual spaces, rooms and plots may differ from the approximate measurements shown on this plan. The information is provided for guidance only and should not be relied upon for any purpose and is not intended to be used as a guarantee. The information is provided for guidance only and should not be relied upon for any purpose and is not intended to be used as a guarantee.

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.