



Berkeley Road Clacton-On-Sea, CO15 3PE

Located on a non-estate corner plot position, is this THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property is conveniently located around quarter of a mile from Clacton's mainline railway station with Clacton town centre and recently regenerated beaches and sea front within one mile. The property is in need of modernisation and an internal inspection is highly recommended to appreciate the spacious accommodation on offer.

- Three Bedrooms
- 20'3 x 12'5 Lounge/Diner
- 12'2 x 6'9 Kitchen
- Modern Shower Room
- 12'10 Lean To/ Utility Room
- Gas Central Heating (not working)
- Approx 37' x 52' Rear Garden
- Renovation Required
- Council Tax Band C
- EPC Rating D



Price £200,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE PORCH

Double glazed windows to front and further glazed entrance door to;

ENTRANCE HALLWAY

Loft access. Radiator. Dado rail. Wood effect laminate flooring. Doors to;

BEDROOM ONE

12' x 11'8

Radiator. Dado rail. Oriel bay window to front. Wood effect laminate flooring.



BEDROOM TWO

11'11 x 8'8 max

Radiator. Wood effect laminate flooring. Window to side.



BEDROOM THREE

9'11 x 9'5

Radiator. Wood effect laminate flooring. Double glazed french style doors to rear garden.



SHOWER ROOM

Fitted with a modern white suite comprising of walk in shower cubicle. Low level W.C. Pedestal hand wash basin. Fully tiled walls.. Window to rear



LOUNGE/DINER

20'3 + recess x 12'5

Feature wooded fire surround with inset log burner effect living flame gas fire (Not working). Dado rail. Radiator. Wood effect laminate flooring. Walk-in storage cupboard. Window to side. Addition oriel bay window to front. Door to;



KITCHEN

12'2 x 6'9

Fitted with a range of grey wood effect fronted units. Square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units incorporating part glass fronted display cabinets. Crockery display unit. Inset one and a half bowl single drainer sink unit. Under counter fridge space. Range cooker space. Stone effect tiled splash backs. Stone tiled flooring. Part glazed windows and doors to lean To/Utility Room.



ALTERNATE VIEW OF KITCHEN

LEAN TO/UTILITY ROOM

12'10 x 7'7

Part brick built. Double glazed windows to sides and rear. Space and plumbing for washing machine and tumble dryer. Additional space for fridge and freezer. Double glazed door to rear garden.



OUTSIDE- FRONT

Property situated on a corner proposition. Has front and side lawned gardens with array of mature shrubs and trees. Hard standing area for off streeting parking leading to former garage (in need of complete renovation). Gate gives side pedestrian access to;

ALTERNATE VIEW OF OUTSIDE



FORMER GARAGE/CAR PORT

The remains of a garage/Car Port are present but needs fully renovation. (View from the rear garden looking at where the garage once was).



OUTSIDE- REAR

37' deep x 52' width

Block paved patio area. Remainder laid to lawn. Enclosed by panel fencing.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): Yes - Please note we have been informed by the sellers that the gas fire and gas boiler are not currently working so would need upgrading or replacing. (Electricity): Yes (Water): Yes

(Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: The former garage/car port will need either renovations or taking down.

JE 0124

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents