

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents



## Redbridge Road Great Clacton, CO15 4UY

Sheens Estate agents are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW situated in the popular Great Clacton area and being offered with NO ONWARD CHAIN. The property is located approximately half a mile from Morrison's supermarket in Little Clacton and approximately two and a half miles from Clacton-on-Sea's town centre, seafront and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 20'2 x 12'2 Lounge Diner
- 10'5 x 9' Kitchen
- Seperate W.C
- Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- EPC Rating D
- No Onward Chain

**Price £235,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

### ENTRANCE HALL

Loft access. Storage cupboard. Radiator. Doors to;

### LOUNGE DINER

20'2 x 12'2

Two radiators. Double glazed window to front. UPVC double glazed sliding door leading to rear garden.



## KITCHEN

10'5 x 9'

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Space for cooker. Space and plumbing for washing machine. Space for fridge freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Wall unit housing wall mounted gas combination boiler (not tested). Tiled splash backs. Radiator. Double glazed window to front. UPVC double glazed door leading to outside rear.



### BEDROOM ONE

10'2 x 12'3

Radiator. Double glazed window to rear.



### BEDROOM TWO

10'1 x 9'3

Radiator, Double glazed window to rear.



### SEPARATE W.C

Comprising; Low level W.C. Part tiled. Double glazed window to front.



## BATHROOM

Two piece suite comprising; Pedestal hand wash sink basin. Panelled bath with wall mounted shower and shower-head attachment above. Fully tiled. Radiator. Double glazed window to front.



## OUTSIDE - FRONT

Hard standing area providing off street parking. Access to Garage with up and over door. Wooden gate providing side pedestrian access leading to rear garden.



## OUTSIDE - REAR

Patio paved area with remainder being laid to lawn. One wooden storage shed. Enclosed by panelled fencing.



## GARAGE

Up and over door. Door leading to rear garden.

## BA 0224

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.

## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

## Particular Disclaimer

---

---

Redbridge Road, Great Clacton, CO15 4UY

---

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.



## 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.  
Made with Metropix ©2024

## Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents