



Litchfield Close Clacton-On-Sea, CO15 3SZ

Offered with NO ONWARD CHAIN in this established cul-de-sac location on the outskirts of the Essex coastal town of Clacton-on-Sea, is this TWO BEDROOM SEMI-DETACHED BUNGALOW. Brook Retail/Country Park and shopping facilities in the heart of Great Clacton are located around half a mile away, with Clacton's town centre, seafront and mainline railway station within a mile and a quarter. The property is in need of some modernisations throughout and an internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 16'2 x 11' Lounge
- 14' Double Glazed Conservatory
- 10'8 x 9'1 Kitchen Diner
- Gas Central Heating (n/t)
- Garage & Off Road Parking
- 32' x 48' South Facing Rear Garden
- No Onward Chain
- Council Tax Band C
- EPC Rating D



Price £215,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE PORCH

Part brick built with poly-carbonate roof. Double glazed windows to front and side. Further multi-panel glazed wooden entrance door to;

ENTRANCE HALLWAY

Radiator. Loft access. Built in airing cupboard. Doors to;



BEDROOM ONE

12'2 x 9'9

Radiator. Fitted wardrobes. Double glazed window to rear.



BEDROOM TWO

10'5 x 8'9

Radiator. Double glazed window to front.



BATHROOM

Fitted with a three-piece whisper pink bathroom suite comprising; Panelled bath with mixer tap and shower attachment. Pedestal hand wash basin. Low level W.C. Radiator. Fully tiled walls. Double glazed window to front.



KITCHEN/DINER

10'8 x 9'1

Fitted with a range of wood panel fronted units comprising laminated rolled edge work surfaces with cupboards and drawers below. Range of matching eye level cabinets. Inset single drainer stainless steel sink unit with mixer tap. Cooker space. Space and plumbing for washing machine. Tall fridge freezer space. Extractor fan (not tested). Tiled splash backs. Double glazed window to front.



LOUNGE

16'2 x 11' max

Radiator. Ornamental fire surround. Double glazed sliding patio doors to;



CONSERVATORY

14' x 7'

Part brick built with poly-carbonate roof. Double glazed windows to side and rear. Double glazed sliding patio doors to rear garden.



OUTSIDE - FRONT

Front garden is mainly laid to lawn. Block paved driveway providing off street parking leading to detached garage with up and over door. Gate gives side pedestrian access to rear garden.



OUTSIDE - REAR

South facing rear garden measuring approximately 32' deep x 48' wide. Mainly paved with array of shrubs; partly in need of cultivation. Enclosed by panelled fencing. Personal door to garage



JE 0224

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Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

Particular Disclaimer

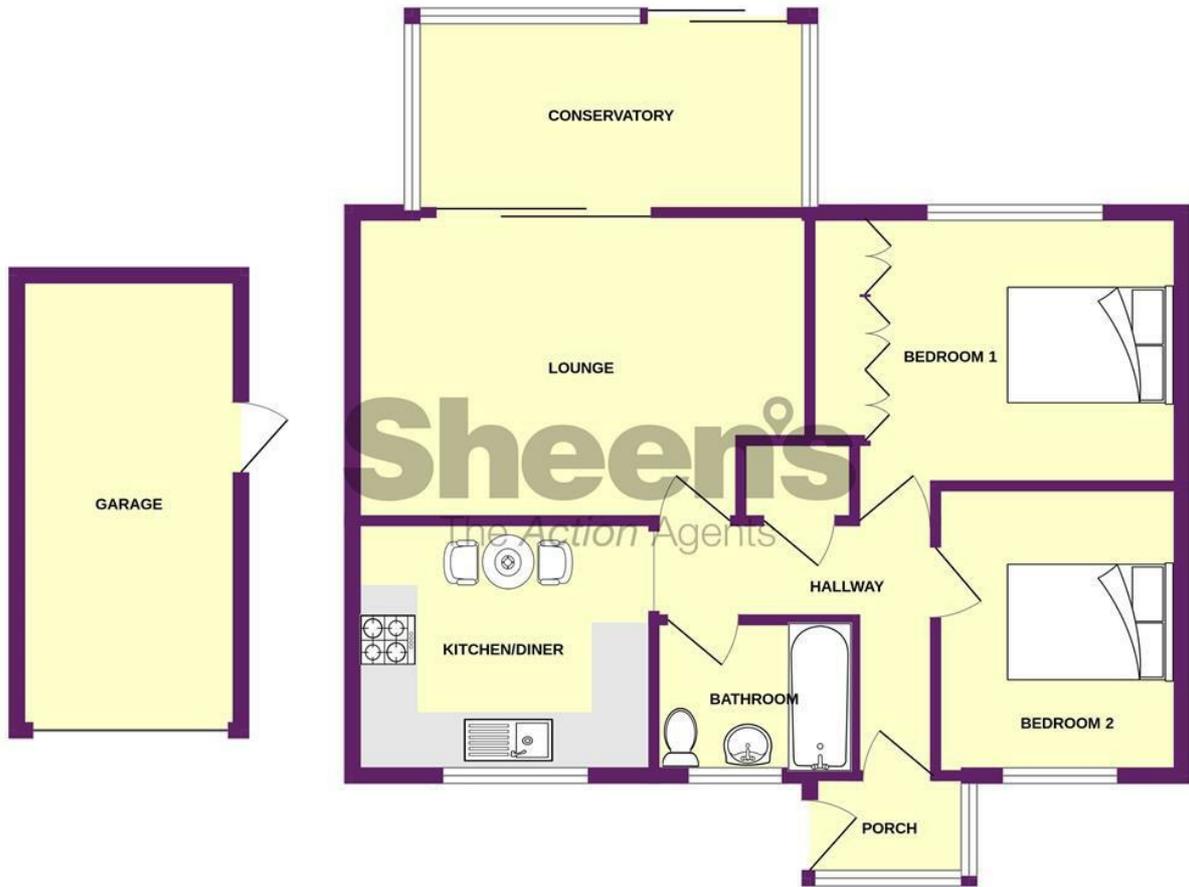
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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