



## Hadleigh Road Clacton-On-Sea, CO16 8TN

Located in the Essex Coastal town of Clacton-on-Sea is this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. Local shopping amenities at Bockings Elm are within quarter of a mile, with Clacton's town centre, sea front and mainline railway station with its direct links to London Liverpool Street all within one and a half miles. Offering spacious living and an abundance of storage, an early viewing is advised to appreciate the accommodation on offer.

- Two Double Bedrooms
- 15'4 x 11'4 Lounge
- 11'4 x 11'2 Kitchen/Diner
- 8'8 Modern Style Wet Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- Garage & Off Road Parking
- Approx 42' Rear Garden
- Council Tax B
- EPC Rating D

Price £217,500 Freehold



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE PORCH

Double glazed window to front, Further glazed entrance door with glazed side panel to:

### ENTRANCE HALLWAY

Two built in storage cupboards. Radiator. Loft access. Doors to:



### LOUNGE

15'4 x 11'5

Radiator. Double glazed window to front,



## ALTERNATE VIEW OF LOUNGE



## KITCHEN/DINER

11'4 x 11'2

Fitted with a range of panel fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Plumbing and space for dishwasher (currently used as undercounter fridge space). Additional tall fridge and single chest freezer space. Tiled splash backs. Inset four ring ceramic electric hob with fitted under counter electric oven and extractor hood above (all appliances not tested). Wall mounted cupboard housing gas boiler providing hot water and central heating system (not tested. Boiler installed February 2023). Radiator. Built in double storage cupboard. Additional built in storage cupboard. Double glazed window overlooking rear garden. Double glazed door to rear garden.



## ALTERNATE VIEW OF KITCHEN/DINER

## BEDROOM ONE

11'11 nar 9'4 x 9'10

Built in double wardrobe. Radiator. Double glazed window to front.



## BEDROOM TWO

11' x 9'9

Radiator. Double glazed double doors with side picture window panels onto rear garden. (Currently being used as an Study/Day Room).



## SHOWER ROOM

8'8 x 5'4

Fitted with a modern style wet room. Tiled flooring with decorative stone tiled floor to shower area with wall mounted electric shower (not tested). Pedestal wash hand basin. Low level W.C. Fully tiled walls. Radiator. Two double glazed windows to side.



## OUTSIDE - FRONT

Front garden has raised border with array of shrubs. Hard standing area providing off street parking leading to garage with up and over door.



## OUTSIDE - REAR

Approx 42' Rear garden. Lawned area with array of flower and shrub borders. Shingled patio areas to front and rear of garden. Enclosed by panel fencing. Personal door to garage (17'9 x 8'2). Door to Brick Built Shed (9' x 5'9).



## ALTERNATE VIEW OF GARDEN



## AGENTS NOTES

The vendor has made us aware the boiler is within 1 year old. Any certification can be supplied upon request.

## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges: No

Services Connected:

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

Non-Standard Property Features To Note:

## JE 0224

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## 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.

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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## Selling properties... not promises

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