



## Bawdsey Close Clacton-On-Sea, CO16 7LL

A rare opportunity to acquire this **THREE BEDROOM DETACHED BUNGALOW** which was built circa 1999 on the popular Grange Park development in the Essex Coastal town of Clacton-on-Sea. Clacton's town centre, sea front and mainline railway station are located within one and a half miles. An early viewing is advised to appreciate the accommodation on offer.

- Three Bedrooms
- En-Suite to Principle Bedroom
- 16'7 max. x 11'5 Kitchen
- 6'7 Utility Room
- 10'10 x 8' Sun Room
- Three Piece Bathroom Suite
- Two Garages & Off Street Parking
- No Onward Chain
- Council Tax Band D
- EPC Rating D



**Price £300,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALLWAY

Radiator. Built in cupboard. Loft access. Doors to:



### BEDROOM ONE

11'5 x 11'1

Fitted with a range of panel fronted wardrobes with cupboards over bed space and bedside cabinets. Radiator. Double glazed oriel box bay window to front. Door to En-Suite.



### EN-SUITE

7'9 x 3'

Fitted with a three piece white suite. Comprises independent shower cubicle. Low level W.C. Vanity wash hand basin with cupboard below. Fully tiled walls. Tiled flooring. Radiator. Double glazed window to front.



### BEDROOM TWO

10'10 max x 10'8

Radiator. Double glazed window to side.



### BEDROOM THREE

11'3 x 7'10

Fitted with a range of panel fronted wardrobes and drawer units. Radiator. Double glazed window to front.





## BATHROOM

11'5 max x 7'1

Fitted with a three piece white suite. Comprises corner panel bath with mixer tap and shower attachment. Low level W.C. Corner vanity wash hand basin. Fully tiled walls. Tiled flooring. Radiator. Double glazed window to side,



## KITCHEN

16'7 nar 10'5 x 11'5

Fitted with a range of laminated panel fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer taps. Inset four ring gas hob with part tiled extractor hood above. Inset high level double oven. Integrated under counter fridge and freezers (all appliances not tested). Fully tiled walls. Titled flooring. Radiator. Double glazed window overlooking garden to rear. Open access to Utility Room.



## ALTERNATE VIEW OF KITCHEN



## UTILITY ROOM

11'5 x 7'1

Fitted with matching tall larder unit. Space for additional fridge/freezer and washing machine. Wall mounted gas boiler (not tested). Fully tiled walls. Tiled flooring. Double glazed door to side.



## LOUNGE

14'10 x 12'7

Feature Ornamental fire surround. Radiator. Double glazed sliding patio doors to Sun Room.



## SUN ROOM

10' x 8'8

Part brick built. Vaulted solid roof. Radiator. Air conditioning unit (not tested). Tiled flooring. Feature leaded light and stained glass effect double doors to rear garden.





## OUTSIDE - FRONT

Front garden is mainly paved providing numerous spaces for off street parking. Two Garages with electric roller doors. Gates give side pedestrian access to outside rear garden. Gates give pedestrian access to either side of bungalow to rear garden.



## GARAGE (1)

17'11 sx 7'10

Brick built garage with pitched tiled roof. Electric roller door access. Double glazed personal door from rear garden.



## GARAGE (2)

17' x 9'9

Brick built garage with pitched tiled roof. Electric roller door access. Double glazed personal door from side.



## OUTSIDE - REAR

The property benefits from paved patio areas. Lawned garden with flower and shrub borders.



## ALTERNATE VIEW OF GARDEN





### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: n/a

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains drainage

(Telephone & Broadband): n/a

Non-Standard Property Features To Note:

### JE 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.

### 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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