

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

**Sheen's**  
The Action Agents



## Reigate Avenue Clacton-On-Sea, CO16 8FB

Being offered with NO ONWARD CHAIN Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW located on the popular Cann Hall development on the outskirts of Clacton-on-Sea. The property benefits from a CONSERVATORY as well as a DETACHED GARAGE. The accommodation is conveniently positioned within one and a half miles of Clacton-on-Sea's town centre, sea front and mainline railway station. It is in the valuers opinion that an early internal inspection is undertaken to fully appreciate the accommodation on offer.

- Two Bedrooms
- 17' x 15'4 Lounge
- 10'2 x 8'8 Kitchen
- 10'3 x 8' Conservatory
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Fully Double Glazed
- Off Street Parking & Detached Garage
- No Onward Chain
- EPC Rating D



**Price £225,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

### ENTRANCE PORCH

UPVS double glazed door leading to:

### ENTRANCE HALLWAY

Loft access. Door to:

### LOUNGE

17' x 15'4

Inset electric feature fireplace with wooden fire surround.  
Radiator. UPVC double glazed sliding door leading to  
Conservatory. Door to:





## KITCHEN

8'8 x 10'2

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit. Inset four ring electric hob with extractor hood above (not tested). Integrated oven. Space and plumbing for washing machine. Space for fridge or freezer. Storage cupboard housing wall mounted gas combination boiler (not tested). Selection of matching white gloss fronted wall units with cupboards and drawers at both eye and floor level. Part tiled. UPVC double glazed door leading to Rear Garden.



## CONSERVATORY

10'3 x 8'

Fully double glazed. UPVC double glazed door leading to Rear Garden



## BEDROOM ONE

12'6 x 10'4

Built in fitted wardrobes with sliding door. Radiator. Double glazed windows to front.



## BEDROOM TWO

9'8 x 9'7

Radiator. Double glazed window to front.



## BATHROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted electric shower and shower head attachment above (not tested). Fully tiled. Heated towel rail. Double glazed window to side.



## OUTSIDE FRONT

Hard standing area providing off street parking for multiple vehicles. Access to detached garage with up and over door. Side pedestrian access leading to outside rear.





## OUTSIDE REAR

Patio paved area with remainder being laid to lawn and stone shingled. Enclosed by panel fencing and brick built wall. UPVC double glazed French doors which leads into Garage. Side pedestrian leading to Outside Front.



## BA 02/24

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: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): N/A

Non-Standard Property Features To Note: N/A

---

### Particular Disclaimer

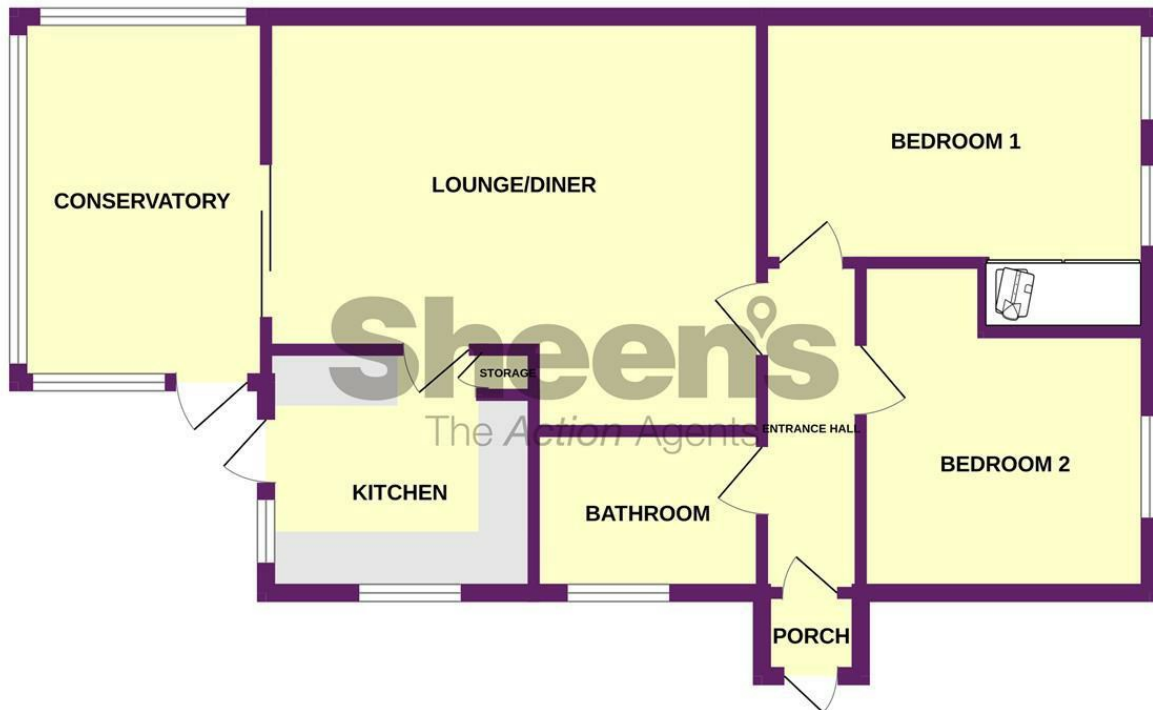
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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