



## Battisford Drive Clacton-On-Sea, CO16 7LB

Situated on the popular Grange Park Development, Sheen's are pleased to offer for sale this MODERN THREE BEDROOM DETACHED BUNGALOW. In the valuers opinion, the property is offered in excellent decorative order and a viewing is highly recommended to appreciate the accommodation on offer. Clacton's town centre, seafront and mainline railway station are located approximately 2 miles away.

- Three Bedrooms
- 15'10 Lounge
- 11'4 Fitted Kitchen
- Bathroom and Separate W.C
- Double Glazed Windows
- Gas Central Heated (n/t)
- Garage and Off Street Parking
- Landscaped Rear Garden
- Council Tax Band C
- EPC Rating D



**Price £310,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE HALL

Radiator. Loft access. Airing cupboard. Doors to;

### BEDROOM ONE

13'3 into wardrobes x 11'

Double glazed box bay window to front. Radiator. Wall length fitted wardrobes.



### BEDROOM TWO

10'10 x 8'2

Double glazed window to front. Radiator.



### BEDROOM THREE

10'10 x 7'10

Double glazed windows to side. Radiator.



## LOUNGE

15'10 x 13'10 max

Radiator. Double glazed patio doors to garden.



## BATHROOM

Comprises; Panelled bath with shower attachment. Modern vanity hand wash basin with drawers under. Fully tiled walls. Radiator. Double glazed window to side.



## SEPARATE W.C

Comprises; Low level; W.C. Half tiled walls. Double glazed window to side.



## KITCHEN

11'4 x 9'8

Comprises; Laminated rolled edge works surfaces with inset single drainer sink unit. Plumbing and space for cooker, fridge freezer and washing machine. Wall mounted gas boiler (not tested). Selection of matching cupboards and drawers at both eye and floor level with undercounter lighting. Radiator. Double glazed window to rear and side. Double glazed door leading to garden.



## OUTSIDE - REAR

Landscaped rear garden commencing with paved patio area with pergola and raised fish pond. Remainder being laid to lawn. Manicured borders. Greenhouse. Courtesy door leading to garage. Enclosed by panelled fencing. Side pedestrian access to outside front.



ALTERNATE VIEW OF GARDEN



OUTSIDE - FRONT

Driveway leading to garage providing off street parking for numerous vehicles. Enclosed by manicured hedges and well maintained lawn.



## OUTSIDE - SIDE GARDEN

Enclosed by manicured hedging and well maintained lawn.



## GARAGE

Electric roller door. Power and light connected. Courtesy door leading to rear garden.

## LE 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): Mains

(Sewerage Type): Mains drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

## 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

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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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**Sheen's**  
The Action Agents