



## Bertram Avenue Little Clacton, CO16 9RQ

Situated on an enviable corner plot position, this **THREE BEDROOM DETACHED BUNGALOW** is located in the sought after Essex village of Little Clacton. Local shopping facilities are situated within half a miles and Clacton's town centre, sea front and mainline railway station being within two and a half miles. An early inspection is advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **15' x 13'6" Lounge**
- **13'7" x 9'4" Kitchen**
- **12'2" x 8'6" Sun Lounge**
- **Utility Room**
- **Oil Central Heating (n/t)**
- **Garage & Parking**
- **Corner Plot Position**
- **Council Tax Band D**
- **EPC Rating E**



**Price £320,000 Freehold**

The accommodation comprises approximate room sizes:

Double glazed entrance door leading to;

**ENTRANCE HALLWAY**

Wood effect laminated flooring. Dado rail. Radiator. Double glazed windows to front. Doors to;



## BEDROOM ONE

13' x 10'5

Radiator. Double glazed Oriel bay windows to front.



## BEDROOM TWO

10'3 max x 9'10

Radiator. Double glazed window to side.



### BEDROOM THREE

8'10 x 8'5

Radiator. Wood effect flooring. Double glazed windows to front and side.



### BATHROOM

Fitted with a three piece white suite comprises panelled bath with shower unit over. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Tiled flooring. Built in storage cupboard. Double glazed window to side.



## LOUNGE

15' x 13'6

Feature fire surround with inset electric fire (not tested). Two radiators. Double glazed windows to side. Dado rail. Double glazed double doors leading to rear garden.



## KITCHEN

13'7 max 9'4

Fitted with a range of medium oak veneer panel fronted units comprising; 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 tap. Space and plumbing for washing machine. Undercounter fridge space. Cooker space with extractor hood above (not tested). Tiled splash backs. Floor standing oil central heating boiler (not tested). Tiled effect laminate flooring. Tiled splash backs. Double glazed window to rear overlooking garden. Open access to;



## SUN ROOM

12'2 x 8'10

Wood effect laminated flooring. Double glazed windows to side and rear. Further door to;



## UTILITY ROOM

6'4 x 5'5

Space for tumble dryer. Double glazed door with side double glazed panelling leading on to rear garden. Internal personal door to Garage.



## GARAGE

18'7 x 10'3

Power and light connected. Up and over door.



## OUTSIDE - FRONT

Block paved driveway providing off street parking for numerous vehicles. The property is situated on a corner plot position with a generous lawned front garden with shrub borders. Gate giving side pedestrian access to rear garden. Additional gate from Alan Drive leading to rear garden.





## OUTSIDE - REAR

Laid to lawn with paved patio areas. Array of shrubs. Greenhouse. Enclosed by panelled fencing. Outside tap.



## JE 0623

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.

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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.

### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): No

(Oil): Yes

(Electricity): Yes

(Water): Yes

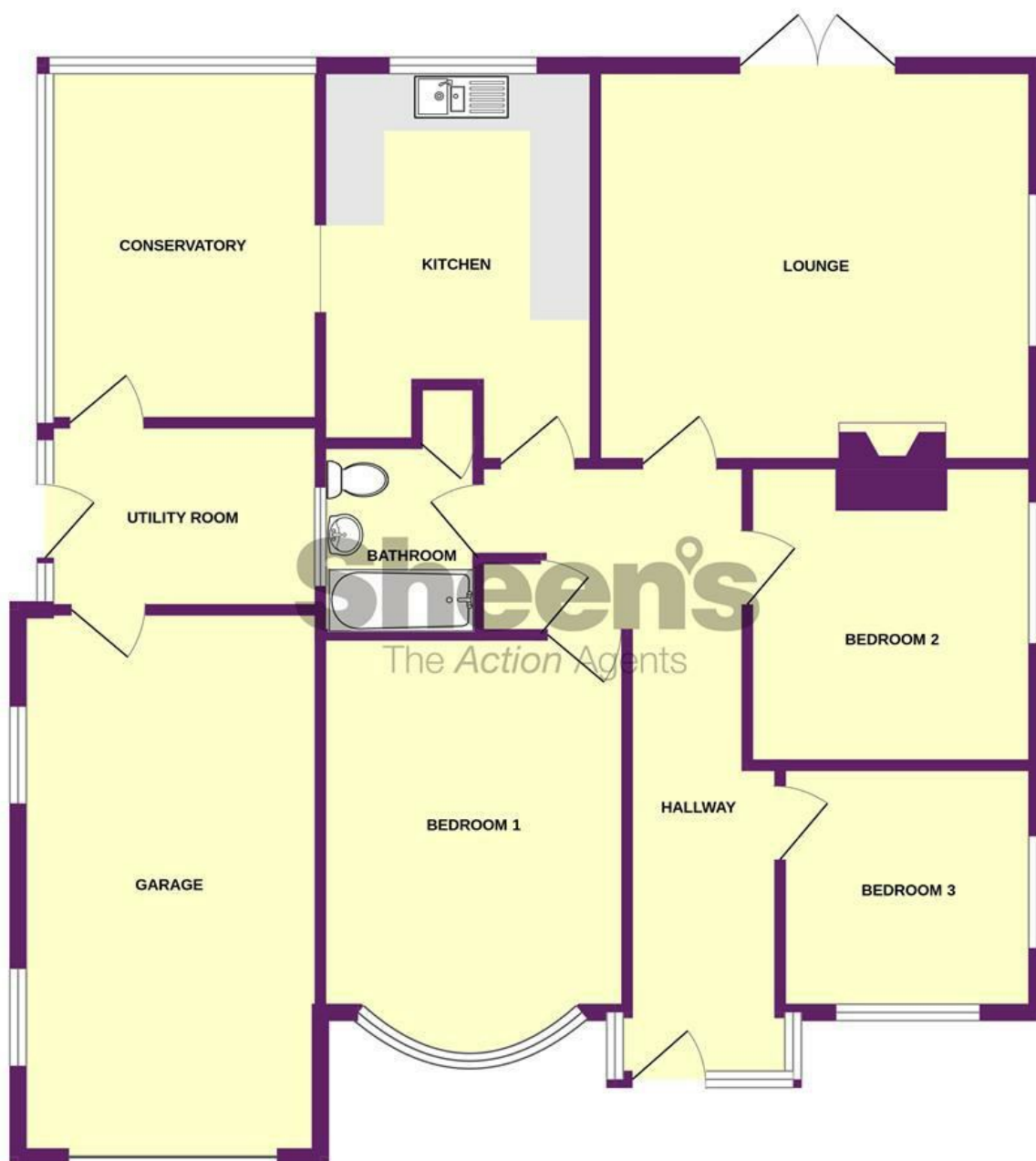
(Sewerage Type): Mains drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:



## 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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