

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

**Sheen's**  
The Action Agents



## Thorpe Road Great Clacton, CO15 4QS

Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW located in the sought after GREAT CLACTON. The property benefits from SPACIOUS LIVING as well as being offered with NO ONWARD CHAIN. The property is located within one and a half miles of Clacton-on-Sea's seafront, mainline railway station and town centre with Great Clacton's shopping village approximately two miles away. An internal inspection is highly advised to appreciate the accommodation on offer

- Three Bedrooms
- 26'4 x 9'9 Lounge Diner
- 13' x 9'2 Kitchen
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Fully Double Glazed
- Approximately 70' Rear Garden
- Open Plan Living
- No Onward Chain
- EPC Rating D



**Price £265,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed door leading to;

### ENTRANCE HALL

Loft access. Two radiators. Double glazed window to side. Door to;



### LOUNGE DINER

26'4 x 9'9

Inset coal effect gas fire (not tested) with wooden fire surround. Two radiators. UPVC double glazed French door leading to rear garden. Open access to;



### KITCHEN

13' x 9'2

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit. Space and plumbing for washing machine or dishwasher. Space for gas cooker. Space for fridge or freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Wall mounted gas combination boiler (not tested). Part tiled. Double glazed window to rear. UPVC double glazed door leading to side property access.





### BEDROOM ONE

14' x 12'9 into bay  
Radiator. Double glazed bay window to front.



### BEDROOM TWO

15' x 7'7  
Radiator. Double glazed window to side.



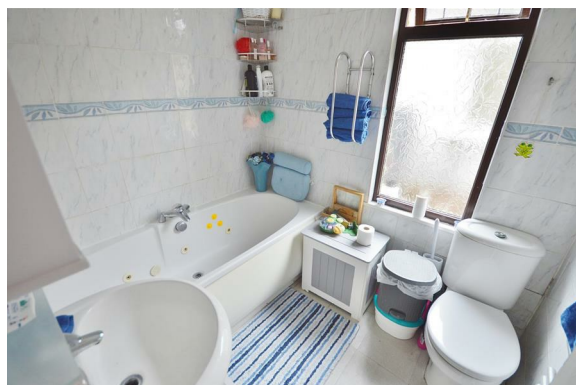
### BEDROOM THREE

10' x 8'8  
Radiator. Double glazed window to side.



### BATHROOM

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



### LOFT ROOM

27'4 x 9'2  
Velux window. Double glazed window to front.

### OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles. Side pedestrian access leading to outside rear.



### OUTSIDE - REAR

Patio paved area with remainder being laid to lawn. Enclosed by panelled fencing. Brick built storage shed. Side pedestrian access leading to front.



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: TBC

---

## BA 0424

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.

## 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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

