

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

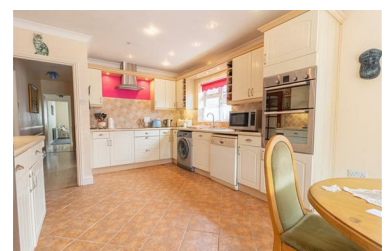
**Sheen's**  
The Action Agents



## St. Osyth Road East Little Clacton, CO16 9NU

Situated in the sought after Essex village of Little Clacton, is this **EXTENDED FOUR BEDROOM DETACHED BUNGALOW**. The property is sited on a substantial plot and is located approximately half a mile from Little Clacton's village centre, and within three miles from Clacton's town centre, mainline railway station and seafront.

- Four Bedrooms
- 21'5" x 13' Lounge
- 22'2" x 10'5" Fitted Kitchen/Diner
- Shower Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- Garage & Parking
- Substantial Plot
- EPC Rating TBC
- Council Tax Band C



**Price £425,000 Freehold**



The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE HALL

Built in airing cupboard housing hot water cylinder. Double storage cupboard. Access to loft. Doors to;

### LOUNGE

21'5" x 13'

Double glazed window to side. Feature fireplace with inset log burner (not tested). Radiator. Double doors to kitchen. Double glazed window to side. French style double doors leading to outside.



## KITCHEN

22'2" x 10'9"

Fitted with cream panel fronted units. Laminated rolled edge work surfaces with drawers, cupboards and storage space under. Matching wall mounted larder units. Built in electric oven. Inset four ring hob with extractor fan over. (All appliances not tested). Plumbing and space for washing machine, dishwasher and fridge/freezer. Double glazed windows to side. Double glazed French style double doors to outside rear.



## BEDROOM ONE

13'4" x 11'9"

Radiator. Double glazed window to front.



## BEDROOM TWO

13'2" x 11'5"

Radiator. Double glazed sky light.



## BEDROOM THREE

10'5" x 8'6"

Radiator. Double glazed window to front.



## BEDROOM FOUR

8'6" x 7'6"

Radiator. Double glazed window to side.





### SHOWER ROOM

Fully tiled and fitted with a modern white suite comprises shower cubicle. Pedestal wash hand basin. Low level W.C. Heated towel rail (not tested). Sunken Spot lights. Double glazed window to side.



### OUTSIDE - FRONT

Partly laid to lawn. Hard standing area providing off street parking leading to Garage. Pedestrian access either side to:



## OUTSIDE - REAR

Patio laid to concrete tiles. Mainly laid to lawn. Array of mature shrubs, trees and fruit trees. Enclosed by mature hedges. Personal door to Garage.



## GS 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.

## 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.

## Material Information (Freehold Property)

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# St. Osyth Road East, Little Clacton, CO16 9NU

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Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

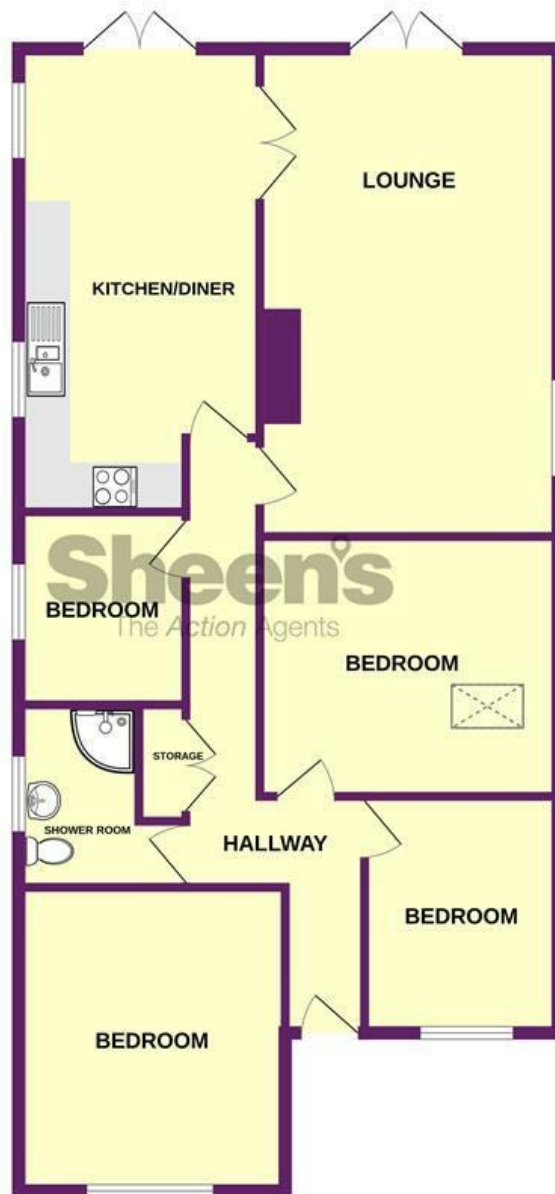
(Sewerage Type): Mains drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:



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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