

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

Sheen's
The Action Agents



Burrs Road Great Clacton, CO15 4LE

'Longmeadow' is an individually designed **THREE BEDROOM DETACHED BUNGALOW** located in a non-estate position in the popular area of Great Clacton. The property has undergone a program of modernisation by the current owners and is situated on a substantial plot which gives scope for extending/development subject to planning permissions. Clacton's town centre, mainline railway station and sea front are approximately one and three quarter miles away. In the valuer's opinion the property offers spacious accommodation and great side and rear garden spaces and an early internal inspection is strongly advised.

- **Three Bedrooms**
- **15'11 x 14'8 Lounge**
- **27'1 X 9'11 max. Kitchen/Diner**
- **Utility & Boot Rooms**
- **Bath & Shower Rooms**
- **Gas Central Heating (n/t)**
- **Side & Rear Landscaped Gardens**
- **In & Out Drive & Garage**
- **20'1 x 7'10 Detached Workshop**
- **EPC Rating D**



Price £415,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite entrance door to:

ENTRANCE HALLWAY

Built in double cloak cupboard. Part exposed brickwork. Doors to Kitchen/Diner and to Shower Room.



SHOWER ROOM

Fitted with a three piece suite. Comprises shower cubicle with wall mounted electric shower unit (not tested). Concealed cistern low level W.C. Vanity wash hand basin. Fully tiled walls. Heated towel rail. Double glazed window to front.



KITCHEN/DINER

27'1 x 9'11 max

Fitted with a range of Antique white panel fronted units. Comprises wood panel effect laminated rolled edge work surfaces with cupboards and drawers under. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Range cooker space with fitted extractor hood above. Integrated fridge/freezer (all appliances not tested). Space and plumbing for dishwasher. Tiled splash backs. Wood effect flooring. Two radiators. Double glazed window to side. Additional high level glazed window to Boot Room. Doors to Lounge and Boot Room.



KITCHEN VIEW



DINING AREA VIEW



BOOT ROOM

11'9 x 3'10

Fully tiled walls. Tiled flooring. Double glazed wooden door to Garden. Door to Utility Room.



UTILITY ROOM

10'1 x 5'5

Fitted with a range of antique white panel fronted units. Comprises wood panel effect laminated rolled edge work surfaces. Single drainer stainless steel sink unit with cupboards below. Fitted wall units. Space and plumbing for washing machine and tumble dryer. Concealed wall mounted gas boiler (not tested). Wood effect flooring. Double glazed window to rear. Personal internal door to garage.



LOUNGE

15'11 x 14'8

Feature fireplace with wooden mantle and tiled hearth. Inset log burner style electric fire (not tested). Radiator. Double glazed windows to front and side. Door to Inner Hallway.



ALTERNATE LOUNGE VIEW



INNER HALLWAY

Built in airing cupboard. Radiator. Loft access with fitted loft ladder giving access to partially boarded loft space. Doors to:

BEDROOM ONE

11'10 to wardrobes x 11'7 max

Fitted bedroom furniture comprising Wardrobes, drawers and cupboards over bed space. Radiator. Double glazed window to rear.



ALTERNATE VIEW OF BEDROOM ONE



BEDROOM TWO

11'11 x 9'9

Fitted wardrobes. Radiator. Double glazed window to rear.



BEDROOM THREE

9'11 x 9'6

Radiator. Double glazed window to side.



BATHROOM

Fitted with a modern three piece suite. Comprises panel bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Radiator. Tiled splashbacks. Double glazed window to side.



OUTSIDE - FRONT

Hard standing In/Out driveway providing off street parking for multiple vehicles. Part enclosed by small brick wall and shrubs. Access via up and over door to integral garage. Side pedestrian gate giving access to garden. Double Wooden gates leading to additional side garden area which would provide excellent scope for storing/housing a caravan/camper van.

OUTSIDE - REAR

Approx 50' deep x 70' Wrap around landscaped garden. Mainly laid to lawn with array of borders. Hardstanding patio areas. Additional shingled borders. Additional side garden area.



ALTERNATE VIEW OF GARDEN



SIDE GARDEN VIEW



WORKSHOP

20'1 x 7'10

Power and light connected. Personal door.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water):Yes (Sewerage Type): Mains. (Telephone & Broadband): Yes

Non-Standard Property Features To Note: The property has a pitched roof with Italian Felt covering.

JE 0624

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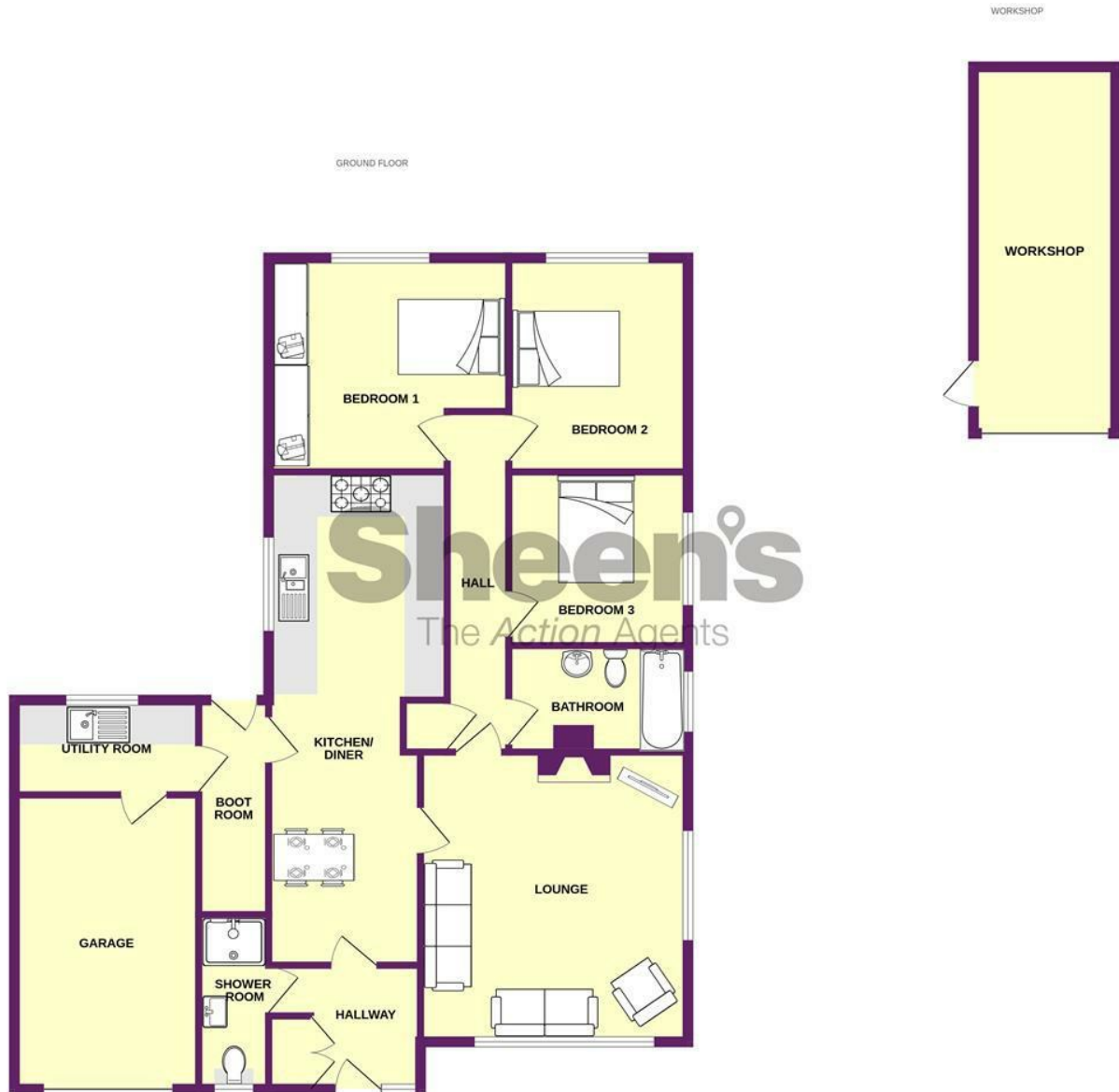
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Particular Disclaimer

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.

Section 21 (family Member)

In order to comply with 'Section 21' of the 1979 Estate Agency Act, we must inform you that the prospective seller is a member of sheens staff or a relative.



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

