



## Alpha Road Point Clear, CO16 8NP

Built circa '2003', we are pleased to offer this THREE BEDROOM DETACHED BUNGALOW which is located in the Essex Coastal Village of Point Clear. The bungalow is situated in a non-estate village setting one and a half miles from St. Osyth and approximately 5 miles from Clacton-on-Sea's town centre and mainline railway station. The property is currently undergoing some modernisations throughout and is offered with No Onward Chain

- Three Bedrooms
- 10'10 Fitted Kitchen
- 22'2 x 15'1 max Lounge/Diner
- Fully Double Glazed
- Oil Central Heating (n/t)
- Three Piece Bathroom Suite
- Garage & Off Road Parking
- 34' South Facing Rear Garden
- No Onward Chain
- EPC Rating D & Council Tax C



**Price £325,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALL

Wood effect flooring. Radiator. Built in airing cupboard. Double in double cloak cupboard. Access to loft. Doors to:



### LOUNGE/DINER

22'2 x 15'1 nar 10'

Two radiators. Double glazed window to rear. Double glazed patio doors to rear garden.



## KITCHEN

10'10 x 7'8

\*\*\*Please Note the vendor is currently re-fitting a new kitchen into the property as to the one currently shown. Wall mounted oil fired boiler serving hot water & central heating (not tested). Radiator. Double glazed window to side. Double glazed door to outside.



## BEDROOM ONE

13'0 x 10'2

Radiator. Double glazed window to front.



## BEDROOM TWO

10'8 x 9'9 max

Radiator. Double glazed window to side.



### BEDROOM THREE

9'1 x 8'9

Radiator. Double glazed window to front.



### BATHROOM

Part tiled with a three piece white suite. Comprises panelled bath with shower attachment and mixer tap. Pedestal wash hand basin. Low level WC. Radiator. Double glazed window to side.



### OUTSIDE - FRONT

Block paved drive way to the front of the property providing off road parking leading to garage with up/over door. Lawned from garden shrubs. Gate gives side pedestrian access to:



## OUTSIDE - REAR

34' Split level south facing rear garden. Paved patio area. Laid to lawn. Enclosed by panel fencing.



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

Services Connected: (Gas): No - Oil Central Heating (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

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## JE 0724

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.

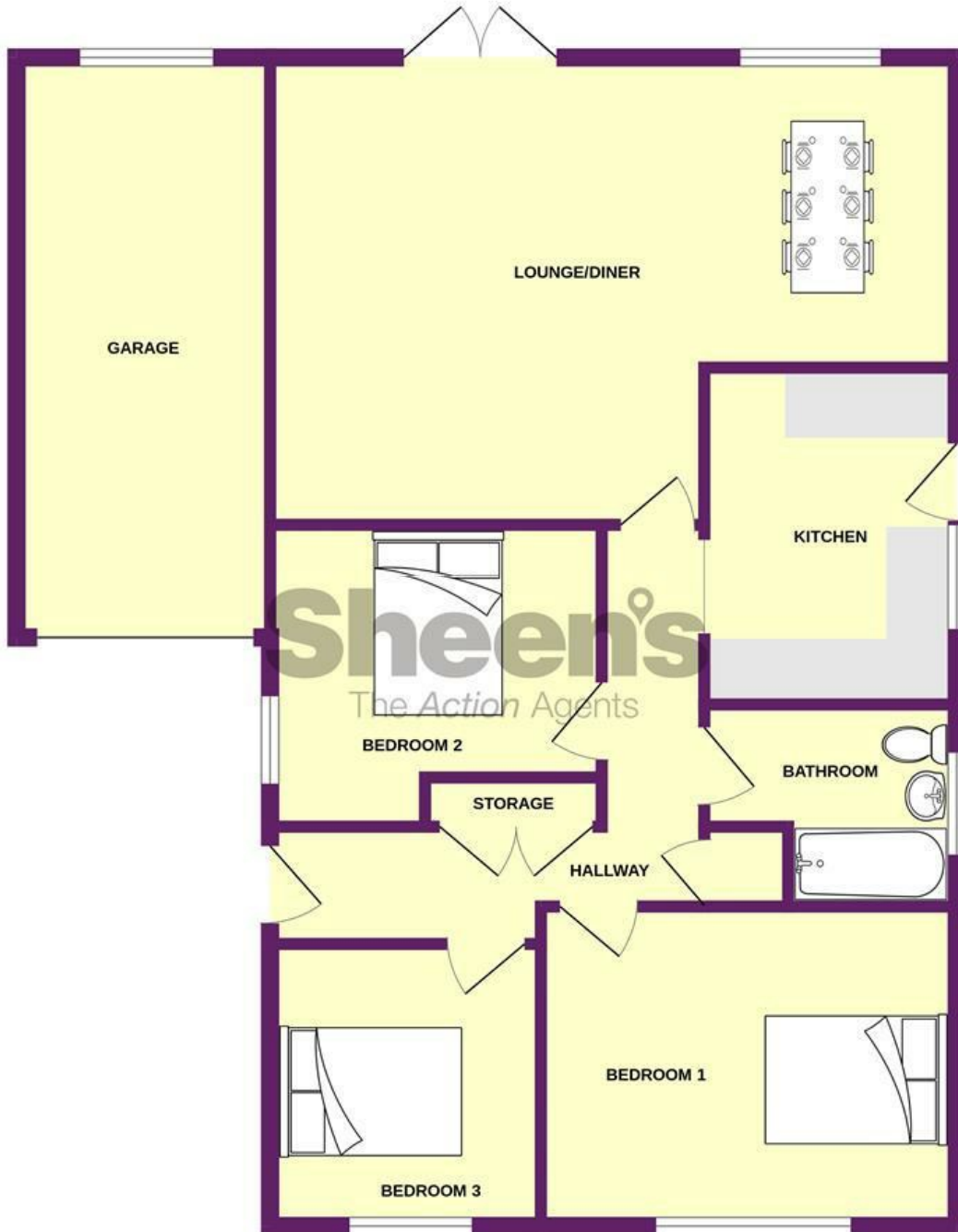
## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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