

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

Sheen's
The Action Agents



St. Johns Road Clacton-On-Sea, CO16 8DE

Being offered with NO ONWARD CHAIN, Sheen's are pleased to offer for sale this larger than average THREE BEDROOM DETACHED BUNGALOW. The property is located in an established no-estate position, and it within half a mile of local shopping facilities at Bocking's Grove and with Clacton-on-Sea's town centre, seafront and mainline railway station approximately two miles away.

- Three Bedrooms
- 15'7 Lounge Diner
- 11'5 Kitchen
- Shower Room
- Study
- Conservatory
- Substantial Rear Garden
- Garage and Off Street Parking
- No Onward Chain
- Council Tax Band C. EPC Rating D



Price £325,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE PORCH

Further glazed door leading to;

ENTRANCE HALLWAY

Radiator. Loft access. Storage cupboard. Doors to;

BEDROOM ONE

13'3 x 10'6

Double glazed window to front. Radiator.



BEDROOM THREE

9'7 x 8'7

Double glazed window to front. Radiator.



BEDROOM TWO

10'8 x 9'8

Double glazed window to side. Radiator. Door to;



STUDY

8'7 x 6'1

Double glazed window to rear.



SHOWER ROOM

White suite comprising; Low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted electric shower (not tested). Tiled walls. Radiator. Double glazed window to side.



KITCHEN

11'5 x 8'6

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring electric hob. Integrated waist height oven and grill. All appliances not tested. Plumbing and space for washing machine, fridge freezer and dishwasher. Airing cupboard. Floor standing gas boiler concealed in cupboard (not tested). Selection of matching cupboards and drawers at both eye and floor level. Double glazed window to rear. Double glazed door leading to side.



LOUNGE DINER

15'7 x 14'3

Radiator. Electric fire (not tested). Two port hole windows to side. Double glazed sliding patio doors leading to;



CONSERVATORY

12'1 x 7'6

Windows to side and rear aspects. Sliding glazed door leading to garden.



OUTSIDE - REAR

Measuring approximately 70' being South facing, commencing with raised patio area with remainder being laid to lawn. Enclosed by panelled fencing and mature hedges. Further secluded area to rear with timber storage shed.



OUTSIDE - FRONT

Substantial frontage with block paved driveway providing off street parking leading to Garage. Mainly laid to decorative shingle. Block paving.

GARAGE

Up and over door.

LE 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.

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): Yes

Non-Standard Property Features To Note:

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.
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Selling properties... not promises

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