



Balmoral Avenue Clacton-On-Sea, CO15 2AJ

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW located in an established non estate position. The property is located within three quarters of a mile from Clacton-on-Sea's mainline railway station, seafront and town centre. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 13'5 x 10'7 Lounge
- 11'2 x 8'6 Kitchen
- 20'2 x 9'8 Conservatory
- Shower Room
- Fully Double Glazed
- Gas Central Heating (n/t)
- Off Street Parking
- Council Tax Band B
- EPC Rating E



Offers In Excess Of £200,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

ENTRANCE HALL

Door to;



LOUNGE

13'5 into bay x 10'7

Inset electric feature fireplace with fire surround. Radiator. Double glazed bay window to front.



KITCHEN

11'2 x 8'6

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with mixer tap. Selection of matching white gloss fronted wall units with cupboards and drawers at both eye and floor level. Space for cooker. Space for fridge freezer. Storage cupboard housing wall mounted gas combination boiler (not tested). Tiled splash backs. Radiator. Double glazed window to rear. UPVC double glazed door leading to Conservatory.



BEDROOM ONE

11'6 x 10'7

Radiator. Double glazed window to rear.



BEDROOM TWO

9'10 x 7'11

Radiator. Double glazed window to front.



SHOWER ROOM

6'11 x 5'10

White three piece suite comprising; Low level W.C. Vanity hand wash sink basin with mixer tap. Stand in shower cubicle with wall mounted electric shower (not tested) with shower-head attachment above. Part tiled. Radiator. Double glazed window to side.



CONSERVATORY

20'2 x 9'8

Space and plumbing for washing machine and dishwasher. Radiator. Fully double glazed. UPVC double glazed door leading to garden.



OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles with the remainder being laid to lawn. Side pedestrian access to rear.



OUTSIDE - REAR

Patio paved area with remainder being laid to lawn. Enclosed by panelled fencing. Two wooden storage sheds. One greenhouse. Side pedestrian access to front.



BA 0223

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; £50 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)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

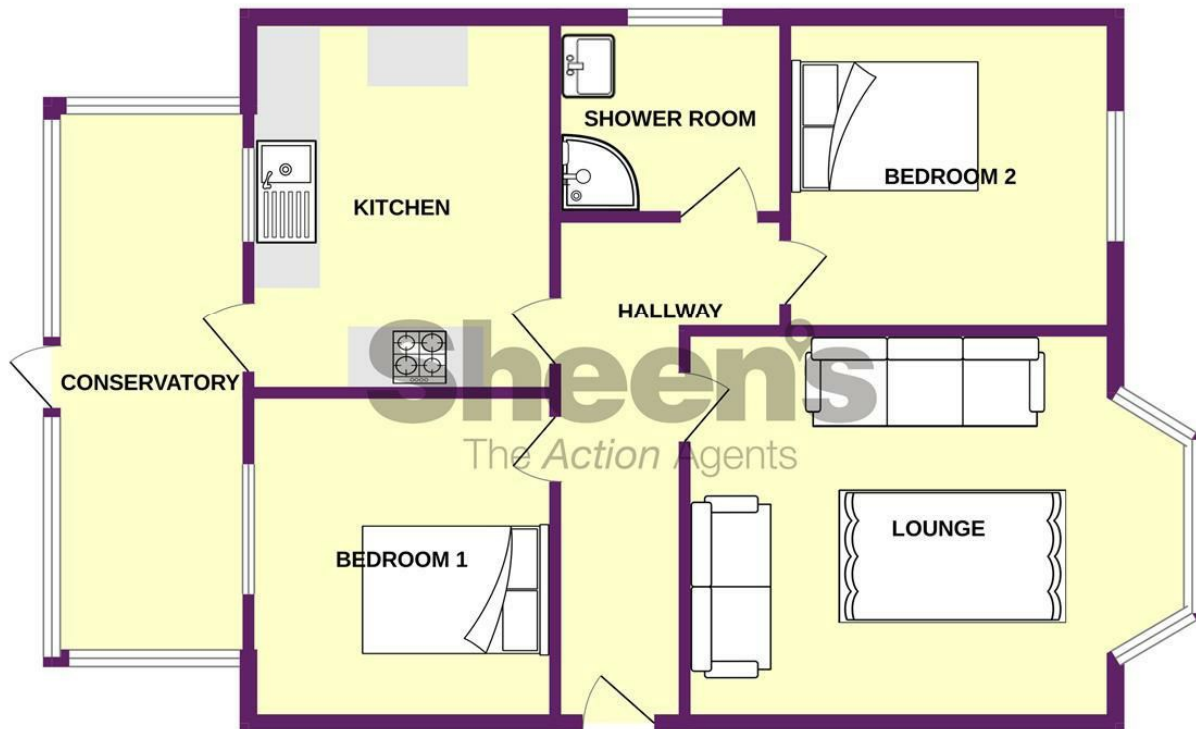
(Sewerage Type): Mains drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None



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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