



Thomas Road Clacton-On-Sea, CO15 3JB

Situated in this established non-estate position on the fringes of Clacton town, Sheen's are pleased to offer for sale this TWO/THREE BEDROOM DETACHED BUNGALOW. The properties accommodation allows for flexible use of the rooms, which also includes the added benefit of a loft room. Clacton-on-Sea's town centre, seafront and mainline railway station are located approximately one mile away.

- Two / Three Bedrooms
- 14' x 10'2 Lounge
- 14' x 7'9 Kitchen
- Bathroom
- Central Heated (n/t)
- Double Glazed Windows
- Loft Room
- Front and Rear Gardens
- Council Tax Band B
- EPC Rating F

Price £230,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door leading to;

LOUNGE

14' x 10'2

Radiator. Double glazed patio doors leading to garden. Open access to;



KITCHEN

11' x 7'9

Comprises; Square edge wood effect work surfaces with inset stainless steel single drainer sink unit. Inset four ring gas hob with oven under. Plumbing and space for washing machine and undercounter fridge and freezer. Tiled splash backs. Fitted with a range of shaker style units at both eye and floor level. Double glazed window to rear. Double glazed window to side. Stairflight leading to loft room.



BEDROOM ONE

12'5 into bay x 12'

Double glazed bay window to front. Radiator.



BEDROOM TWO

12'5 into bay x 11'

Double glazed bay window to front. Radiator.



INNER HALLWAY

Storage cupboard housing wall mounted gas boiler (not tested). Doors to;

STUDY / BEDROOM THREE

7'6 x 6'2

Double glazed window to rear.



BATHROOM

White suite comprising; Low level W.C. Vanity hand wash basin with cupboards under. Panelled bath. Riled splash backs. Double glazed window to side.



LOFT ROOM

16' max x 14'4 max

Velux window to rear. Further window to side. Storage cupboard.



OUTSIDE - REAR

Commencing with paved patio area, the garden has an established lawned area with flower and shrub borders. Substantial large wooden timber storage shed. Timber storage shed to rear.



OUTSDIE - FRONT

Mainly laid to lawn. Enclosed by small picket fence.

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: B

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:

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

1ST 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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