

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## Boley Drive East Clacton, CO15 6LD

Sheen's Estate Agents are pleased to offer for sale this TWO DOUBLE BEDROOM DETACHED BUNGALOW located in this prestigious non-estate location in East Clacton. Clacton-on-Sea's regenerated beaches and sea front are just over half a mile away with the town centre and mainline railway station within three quarters of a mile. The property benefits from being situated on a CORNER PLOT POSITION and an early inspection is strongly advised to appreciate the accommodation and gardens on offer.

- Two Bedrooms
- Lounge
- Kitchen
- Three Piece Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- Corner Plot Position
- Off Road Parking
- Council Tax Band C
- EPC Rating D



**Price £300,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

### ENTRANCE HALL

Loft access. Radiator. Doors to;

### LOUNGE

22' into bay x 11'2

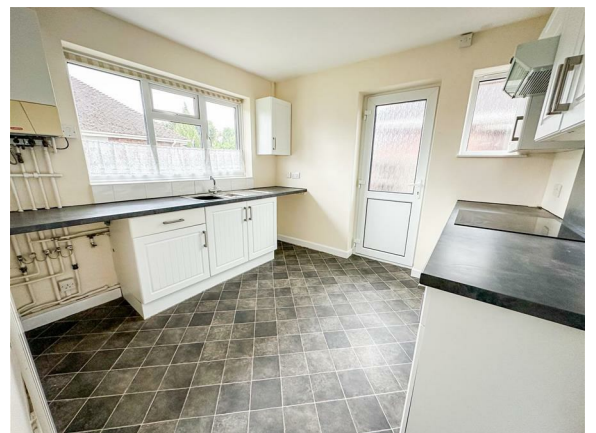
Inset electric feature fireplace with fire surround. Two radiators. Double glazed windows to side. Double glazed bay window to front.



### KITCHEN

10'7 x 9'7

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with oven under and extractor hood above (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Wall mounted gas combination boiler (not tested). Space for fridge freezer. Space and plumbing for washing machine. UPVC double glazed door leading to rear garden. Radiator. Double glazed windows to side and rear.



### BEDROOM ONE

12'3 x 10'2

Radiator. Double glazed window to front.



### BEDROOM TWO

10' x 10'

Radiator, Double glazed window to rear.



### BATHROOM

Suite comprises; Low level W.C. Pedestal hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted shower-head attachment above. Fully tiled. Heated towel rail. Double glazed window to front. Double glazed window to rear.



### OUTSIDE - FRONT

The property benefits from being situated on a corner plot. To the front of property is hard standing area providing off street parking for multiple vehicles. Patio paved path leading to front entrance, with remainder being laid to lawn. Enclosed by brick wall. Side pedestrian access leading outside - rear.



### OUTSIDE - REAR

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



## BA 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: N/A

## 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.



## 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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