



## Shirley Court Clacton-On-Sea, CO15 2QN

Situated within a quiet walk way position, Sheen's are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNAGLOW. The bungalow in the valuers opinion is offered in excellent decorative order and has the added benefit of being offered with NO ONWARD CHAIN.

- Two Bedrooms
- 14'10 Lounge
- Recently Fitted Modern Kitchen
- Wet Room
- Double Glazed Windows
- Gas Central Heated
- Front and Rear Gardens
- No Onward Chain
- Council Tax Band B
- EPC Rating D



**Price £200,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE HALL

Loft access. Radiator. Doors to;

### LOUNGE

14'10 x 11'10

Double glazed window to rear. Double glazed door leading to garden. Radiator. Fireplace with inset electric fire (not tested).



### KITCHEN

8'9 reducing to 6'9 x 8'5

Modern fitted high gloss kitchen comprising; Square edge marble effect work surfaces with inset four ring electric hob. Inset single drainer sink unit. Built in mid-height oven with 'hide & slide" door with built in microwave. All appliances not tested. Plumbing and space for washing machine. Selection of matching white high gloss units at both eye and floor level. Airing cupboard housing hot water cylinder (not tested). Wall mounted gas boiler (not tested) in cupboard. Double glazed window to rear.





### BEDROOM ONE

11'10 into wardrobe x 11'9

Double glazed window to front. Radiator. Fitted wall length built in wardrobes.



### BEDROOM TWO

7'8 x 7'9

Double glazed window to front. Radiator. Fitted storage cupboard.



### WET ROOM

Suite comprises of; Low level W.C. Wall mounted wash hand basin. Wall mounted electric shower (not tested). Fully tiled walls. Radiator. Double glazed window to side.



### OUTSIDE - REAR

Approximately 33' rear garden. Mainly patio paved. Side pedestrian access to front via side gate. Timber storage shed. Enclosed by panelled fencing. Pedestrian gate to rear leading to off street parking.



## OUTSIDE - FRONT

Patio paved front garden. Side gate giving access to rear. Parking Space accessed via Virginia Close providing off street parking.



## BA 0824

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  
(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.

## 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.  
Made with Metropix ©2024

## Selling properties... not promises

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

**Sheen's**  
The Action Agents