



Melrose Gardens East Clacton, CO15 5BQ

Situated in this prestigious location on the borders of the popular East Clacton/Holland-on-Sea area, is this **TWO DOUBLE BEDROOM DETACHED BUNGALOW** being offered with **No Onward Chain**. The regenerated beaches and sea front are positioned within half a miles with local shopping facilities within just a quarter of a mile away. The property benefits from offering spacious accommodation throughout and an early viewing is strongly advised to appreciate the accommodation and 38' westerly facing garden on offer.

- **Two Double Bedrooms**
- **17'5 x 12' Lounge**
- **13'10 x 9'11 Kitchen**
- **20'7 Double Glazed Conservatory**
- **Gas Central Heating (n/t)**
- **Modern Three Piece Shower Room**
- **Garage & Off Road Parking**
- **Approx. 38' Westerly Facing Garden**
- **No Onward Chain**
- **EPC Rating TBC & Council Tax D**



Price £350,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE PORCH

Further glazed entrance door to:

ENTRANCE HALLWAY

Radiator. Loft access with loft ladder. Built in cloak cupboard housing wall mounted gas boiler (not tested). Built in airing cupboard. Doors to:



BEDROOM ONE

14'5 x 10'

Radiator. Double glazed window to front.



BEDROOM TWO

11'10 max x 9'

Built in wardrobe. Radiator. Double glazed window to front.



SHOWER ROOM

8'5 x 5'5

Fitted with a modern three piece white suite. Comprises corner shower cubicle. Vanity wash hand basin with cupboards and drawers below. Low level W.C. Part tiled walls. Heated towel rail. Two double glazed windows to side.



KITCHEN

13'10 x 9'11'

Fitted with a range of wood effect fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with extractor hood above. Inset high level double electric oven (not tested). Tall fridge/freezer space. Space and plumbing for washing machine. Breakfast bar. Radiator. Double glazed window to rear. Glazed internal door to Conservatory.



LOUNGE

17'5 x 12'

Wall mounted fire (not tested). Radiator. Double glazed sliding patio doors to Conservatory.



CONSERVATORY

20'7 x 9'8

Double glazed windows to sides and rear. Poly carbonate roof. Radiator. Double glazed door to rear garden. Double glazed sliding patio doors to rear garden.



OUTSIDE - FRONT

Hard standing area providing off street parking leading to garage with up and over door. Area laid to lawn with borders. Part enclosed by small brick wall. Gate gives side pedestrian access to rear garden.



OUTSIDE - REAR

Approx 38' Westerly facing rear garden. Mainly laid to lawn with array of mature borders. Timber storage shed.



ALTERNATE VIEW OF GARDEN



CLACTON SEA FRONT

The regenerated beaches and sea front are situated around quarter of a mile away.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: The property has Open Cell Spray Foam insulation between the roof timbers.

JE 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.

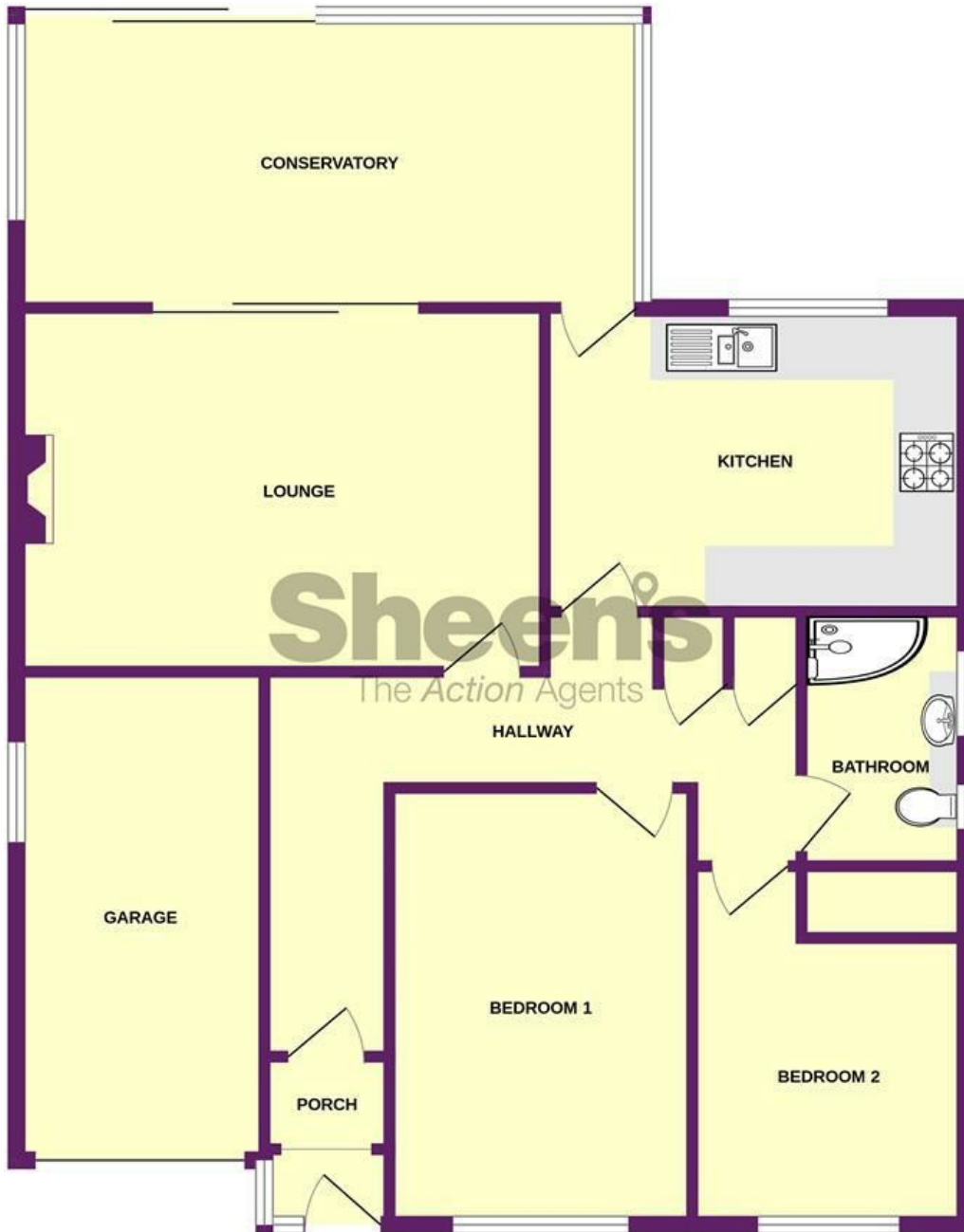
Particular Disclaimer

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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