

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



Swallowdale Great Clacton, CO15 4HA

Welcome to this charming bungalow in the sought-after area of Great Clacton. This semi-detached property boasts a spacious reception room, two double bedrooms, and a well-maintained shower room. Situated in a popular neighbourhood, this bungalow offers convenient parking and the benefit a garage. The two double bedrooms provide ample space for a small family or guests, making it a versatile living space. With no onward chain, this property presents a fantastic opportunity for those looking to make it their own. Although it requires some refurbishment, the potential to transform this bungalow into perfect home could be yours.

- Two Double Bedrooms
- 14' Lounge
- 13'8 Kitchen
- Modern Shower Room
- Gas Central Heating (n/t)
- Garden
- Garage and Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating D



Offers In Excess Of £200,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Storage cupboard housing wall mounted gas boiler (not tested). Door to:

LOUNGE

14' x 12'

Double glazed window to front. Radiator. Tiled fireplace. Door to:



INNER HALLWAY

Storage cupboard. Loft access. Radiator. Double glazed window to side. Doors to:

BEDROOM ONE

14' x 12' max

Radiator. Double glazed window to rear.



BEDROOM TWO

11 x 10'

Radiator. Double glazed window to rear.



KITCHEN

13'8 x 8'8

Comprises laminated rolled edge work surfaces. Inset stainless steel single drainer sink unit. Inset four ring electric hob with extractor hood above and electric oven below. Under counter fridge and freezer (all appliances not tested). Space an plumbing for washing machine. Selection of matching cupboards and drawers at eye and floor level. Two radiators. Two storage cupboards. Double glazed windows to front and rear. Double glazed door to rear.



SHOWER ROOM

Fitted with a modern white suite. Comprises low level W.C. Pedestal wash hand basin. Independent shower cubicle with wall mounted electric shower (not tested). Radiator. Double glazed window to side.



OUTSIDE - REAR

Mainly laid to lawn. Well stocked with mature tree and shrub beds. Side pedestrian access to front.



OUTSIDE - FRONT

Driveway providing off street parking leading to Garage with up and over door. Remainder being patio paved.

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): Please check Ofcom

Non-Standard Property Features To Note:

08.24

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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