



Tower Estate Point Clear Bay, CO16 8NG

Sheen's Estate Agents are pleased to offer for sale this **FULLY RESIDENTIAL, FREEHOLD ONE BEDROOM SEMI-DETACHED BUNGALOW** located in the Tower Estate area of Point Clear Bay on the Essex coast. The property benefits from being offered with **NO ONWARD CHAIN**. An internal inspection is highly advised to appreciate the accommodation on offer.

- 9'3 x 7'2 Bedroom
- 9'8 x 9'2 Lounge
- 6'6 x 5'2 Kitchen
- Shower Room
- Fully Double Glazed
- Electric Heating (n/t)
- Close To Seafront
- No Onward Chain
- EPC Rating E

Price £72,500 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

LOUNGE

9'8 x 9'2

Wall mounted electric radiator. Double glazed window to front. Open access to;



KITCHEN

6'6 x 5'2

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer 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. Part tiled. Double glazed window to rear.



BEDROOM

9'3 x 7'2

Wall mounted electric radiator (not tested). Double glazed window to front.



INNER HALL

Storage cupboard. Doors to;

SHOWER ROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin with stainless steel mixer tap. Step-in shower cubicle with wall mounted electric shower and shower-head attachment above (not tested). Fully tiled. Double glazed window to rear.



OUTSIDE FRONT



BA 1124

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: A

Any Additional Property Charges: N/A

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Main Drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: We believe the property is single brick built (Un-Mortgageable)

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

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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

Sheen's
The Action Agents

