



Rosecroft Close Great Clacton, CO15 4RE

Located in a Cul-de-Sac position in the sought after area of Great Clacton is this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. In the valuer's opinion an early internal inspection is advised to appreciate the accommodation on offer. Local shopping amenities in Great Clacton are positioned approximately a quarter mile away, with Clacton's town centre, seafront and mainline railway station approximately one and three quarters of a mile away.

- Two Double Bedrooms
- 17'5 Lounge
- 10'11 Kitchen
- Gas Central Heating - (New Boiler Fitted September 2025)
- Double Glazed
- Off Street Parking
- Front and Rear Gardens
- Cul-de-Sac Position
- Council Tax Band B
- EPC Rating C



Offers In Excess Of £225,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed door to:

ENTRANCE HALL

Three storage cupboards. Radiator. Doors to:

LOUNGE

17'5 x 12'

Double glazed sliding doors to garden. Radiator.



KITCHEN

11' x 9'

Comprising of laminated rolled edge work surfaces with inset one and a half bowl ceramic sink unit. Inset four ring gas hob. Mid level oven. Plumbing space for washing machine, cooker and fridge freezer. Selection of matching cupboards, drawers and storage space above and below. Double glazed window to side. Radiator. Door leading to:



DOUBLE GLAZED LEAN-TO

10' x 5'

Double glazed windows to side and rear. Double glazed door to garden.



BEDROOM ONE

13'3 x 10'9

Double glazed window to front. Radiator.



BEDROOM TWO

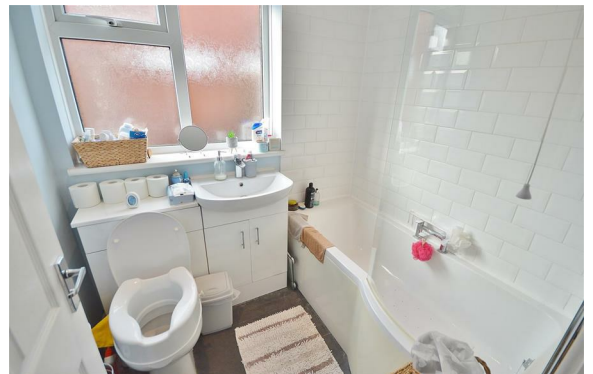
10'5 x 9'7

Double glazed window to front. Radiator.



BATHROOM

Modern white suite comprises low level W/C. Pedestal hand wash basin. P shaped panelled bath. Chrome effect towel rail. Part tiled walls. Double glazed window to side.



OUTSIDE REAR

40' approx

Enclosed by panel fencing. Mainly laid to lawn. Outside tap. Side gate giving access to front.



OUTSIDE FRONT

Driveway providing off street parking. Remainder laid to lawn.

AGENTS NOTES

The owner has advised us that the following works have been completed since she has owned the property:

1. Flat roof above 2nd bedroom redone.
2. Outside porch double glazed (10 Yr warranty)
3. Fascia boards and guttering replaced where needed.
4. Extra lagging in the loft.

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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B 2025/2026 £1662.43

Any Additional Property Charges: No

Services Connected: (Gas): Mains (Electricity): Mains (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): Mobile - Likely on the four major networks. Broadband - up to 2000mb

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.
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