



Finchdale Great Clacton, CO15 4JN

Situated on the popular Birds Development in Great Clacton, Sheen's are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. The bungalow is located in a walk-way position and in a valuers opinion offers excellent sized accommodation, and a viewing is highly recommended to appreciate the accommodation on offer.

- Two Double Bedrooms
- 14' Lounge
- 13'10 Kitchen
- 16'1 Double Glazed Conservatory
- Family Bathroom
- Double Glazed Windows
- Gas Central Heated (n/t)
- Garage
- Council Tax Band B
- EPC Rating E



Price £235,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALLWAY

Loft access. Radiator. Storage cupboard. Doors to;

LOUNGE

14' x 13'2

Double glazed windows to front. Radiator. Feature fireplace.



KITCHEN

13' 10 x 7'10

Laminated square edge work surfaces with inset ceramic sink. Inset four ring gas hob. Integrated double oven. Plumbing and space for washing machine, fridge freezer and slimline dishwasher. Tiled splash backs. Selection of matching shaker wall and base units. Double glazed window to front. Open access to Conservatory.



CONSERVATORY

16'1 x 12'7

Tiled flooring. Double glazed windows to side and rear. Patio doors to side. Further patio doors leading to garden.



BEDROOM ONE

14' x 13' max reducing to 9'6

Double glazed patio doors leading to rear. Radiator. Fitted wardrobes.



BEDROOM TWO

10'10 x 10' into wardorbes

Double glazed window to rear. Radiator. Wall length fitted sliding door wardrobes.



BATHROOM

Modern white suite comprising of; Low level W.C. Pedestal hand wash basin. Jacuzzi bath (not tested). Heated towel rail. Fully tiled walls. Double glazed window to front.



OUTSIDE - REAR

Commencing with paved patio area leading to lawned area. Well stock with shrub borders. Enclosed by panelled fencing. Further patio area perfect for hot tub. Timber storage shed. Side pedestrian access to front via side gate.



OUTSIDE - FRONT

Located on walkway position. Pathway leading to front garden which is mainly laid to shingle and lawn.



GARAGE

Located on Kestrel Way. Up and over door.



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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): Mains (Sewerage Type): Mains drainage (Telephone & Broadband): TBC

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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Selling properties... not promises

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