



## Arnold Road Clacton-On-Sea, CO15 1DR

Having undergone impressive modernisations over recent years by the current seller is this CHARACTER TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property is located on the popular 'Royals' area of the Essex coastal town of Clacton-on-Sea and is conveniently situated just over half a mile from the beach. Clacton's town centre and mainline railway station are within three quarters of a mile away. Offering a beautiful 54' south/westerly facing landscaped rear garden, an early inspection is strongly advised to appreciate the gardens and well kept spacious accommodation on offer.

- Two Double Bedrooms
- 16'2 max. Kitchen/Diner
- 14'7 max x 11'2 Lounge
- 9'4 D/Glazed Conservatory
- 10' Modern Shower Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- Off Street Parking
- 54' South Westerly Facing Garden
- EPC Rating D & Council Tax C



**Price £290,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE PORCH

Further glazed entrance door to;

### ENTRANCE HALLWAY

Built in airing cupboard housing hot water cylinder (not tested). Radiator. Wood effect flooring. Doors to;



### BEDROOM ONE

13'8 x 9'11

Wood effect flooring. Radiator. Double glazed window to rear.



### BEDROOM TWO

11'4 x 9'11

Wood effect flooring. Radiator. Double glazed window to front.



## SHOWER ROOM

10' x 4'10

Fitted modern three piece suite comprising; Double shower cubicle. Vanity wash hand basin with cupboard below. Concealed cistern low level W.C. Fully tiled walls. Tile effect laminate flooring. Chrome effect heated towel rail. Double glazed window to rear.



## LOUNGE

14'7 into bay x 12'11

Feature fire surround. Radiator. Double glazed bay window to front.



## ALTERNATE VIEW OF LOUNGE



## KITCHEN/DINER

16'2 nar 13'5 x 9'11 max

Fitted with a range of light wood effect laminate fronted units comprises; Granite effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units incorporating part frosted glass fronted display cabinets. Inset one and a half bowl single drainer sink unit with mixer tap. Inset four ring stainless steel gas hob with stainless steel extractor hood above and undercounter electric oven below. Appliances not tested. Space and plumbing for fridge freezer and washing machine. Built in larder cupboard. Radiator. Wood effect flooring. Double glazed window and door leading to;





## ALTERNATE VIEW OF KITCHEN/DINER



## CONSERVATORY

9'4 x 8'4

Part brick built with double glazed windows to sides and rear overlooking garden. Poly-carbonate roof. Wood effect flooring. Double glazed double doors opening on to patio area.



### OUTSIDE - FRONT

The front garden is block paved and providing off street parking for numerous vehicles. Flower and shrub borders. Gate giving side pedestrian access to outside rear garden.



### OUTSIDE - REAR GARDEN

54' South-westerly facing landscaped rear garden. Paved patio area. Additional decking patio. Remainder laid to lawn with an array of mature flower and shrub borders. Timber storage shed. Additional storage shed with personal access door and window to garden (please note this storage shed does have an asbestos roof). Enclosed by panel fencing.



## ALTERNATE VIEW OF GARDEN



## JE 0325

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: C

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:

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### 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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**Sheen's**  
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