



## Burrows Close Clacton-On-Sea, CO16 8EG

Situated on the popular Cann Hall Development in Clacton-on-Sea, Sheen's Estate Agents are pleased to offer for sale this EXTENDED VERSATILE TWO BEDROOM SEMI-DETACHED BUNGALOW. The bungalow benefits from a 24' Lounger Diner, Family Room, Fitted Kitchen and has the additional benefit of a LOFT ROOM. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 24' Lounge Diner
- Family Room
- 10'3 Kitchen
- Modern Bathroom Suite
- Double Glazed Windows
- Gas Central Heated (n/t)
- Off Street Parking
- Council Tax Band B
- EPC Rating D



**Price £250,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE HALLWAY

Doors to;

### BEDROOM ONE

17'5 x 11'4

Double glazed window to front. Radiator. Spiral staircase to Loft Room.



### BEDROOM TWO

9'10 x 9'6

Double glazed window to front. Radiator.



### LOFT ROOM

9'5 x 8'4

Radiator. Sky light to rear.



### SHOWER ROOM

Modern bathroom Suite comprising; Low level W.C. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted shower (not tested). Fully tiled walls. Heated towel rail. Double glazed window to side.



### LOUNGE DINER

24'4 x 11'5 reducing to 8'7

Radiator. Double glazed sliding doors leading to garden.



## FAMILY ROOM

9'6 x 9'

Radiator. Storage cupboard. Double glazed window to side. open access to;



## KITCHEN

11'1 x 10'3

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for washing machine, cooker and fridge freezer. Selection of matching wall and base units. Wall mounted gas boiler (not tested). Tiled splash backs. Double glazed window rear. Door leading to;





### LEAN-TO

Double glazed door to front. Further double glazed door to garden. Wooden glazed door leading to Work Shop.



### OUTSIDE - FRONT

Crazy paved front garden. Driveway providing off street parking for multiple vehicles.



### OUTSIDE - REAR

Commencing with hard standing patio area with remainder being laid to lawn. Enclosed by panelled fencing. Further patio behind work shop (former garage).



### BA 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: B

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains Drainage (Telephone & Broadband): Yes

Non-Standard Property Features To Note: N/A

### 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  
835 sq.ft. (77.6 sq.m.) approx.

1ST FLOOR  
102 sq.ft. (9.5 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 sq.m.) approx.

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**  
The Action Agents