



## Woodlands Close Great Clacton, CO15 4RX

Backing onto wooded area and greensward, Sheen's are pleased to offer for sale TWO BEDROOM DETACHED BUNGALOW. The property, in the valuers opinion offers great sized accommodation and has the added benefit of being offered with NO ONWARD CHAIN. Being located within 500 yards of local shopping amenities and with Clacton's town centre, seafront and mainline railway station located approximately one and a half miles away.

- Two Bedrooms
- 22'1 Lounge Diner
- 11' Fitted Kitchen
- Bathroom
- Additional W.C
- Double Glazed Windows
- Garage and Off Street Parking
- No Onward Chain
- EPC Rating D
- Council Tax Band C



**Price £260,000 Freehold**



### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE HALLWAY

Radiator. Airing cupboard. Doors to;

### LOUNGE DINER

22'1 x 13'5 max

Three radiators. Gas fireplace (not tested). Double glazed patio doors to rear garden, Further door leading to rear porch.



### REAR PORCH

5'2 x 5'2

Double glazed window to rear. Double glazed door leading to garden.

### KITCHEN

11' x 10'

Comprises; Laminated rolled edge work surfaces with inset stainless steel one and a half bowl single drainer sink unit. Inset four ring gas hob with extractor over. Built in oven and grill. All appliances not tested. Plumbing and space for washing machine and undercounter fridge or freezer. Selection of matching high gloss units. Radiator. Tiled splash backs. Double glazed window to side.



### BEDROOM ONE

13'2 x 8'10

Double glazed window to front. Radiator.



### BEDROOM TWO

10'4 + wardrobes x 8'6

Double glazed window to front. Radiator, Fitted sliding door mirror fronted wardrobes.





### BATHROOM

Suite comprises of; Low level W.C. Pedestal hand wash basin. Corner bath with shower attachment. Fully tiled walls. Double glazed window to side.



### ADDITIONAL W.C

Comprises; Low level W.C. Wall mounted sink unit. Tiled splash back. Loft access.

### OUTSIDE - REAR

Commencing with paved patio area. Further patio area with pergola. Remainder being laid to slate shingle, lawn and shingle. Array of flowers and shrubs. Enclosed by panelled fencing, Courtesy door leading to garage.



## OUTSIDE FRONT

Driveway providing off street parking for numerous vehicles leading to Garage. Remainder of front garden is laid to shingle.

## GARAGE

Up and over door. Power and light connected. Courtesy door to rear garden.

## LE 0425

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): (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage

Broadband: Ultrafast up to 2000mb

Mobile Signal (Outdoors):

EE Likely Likely

Three Likely Likely

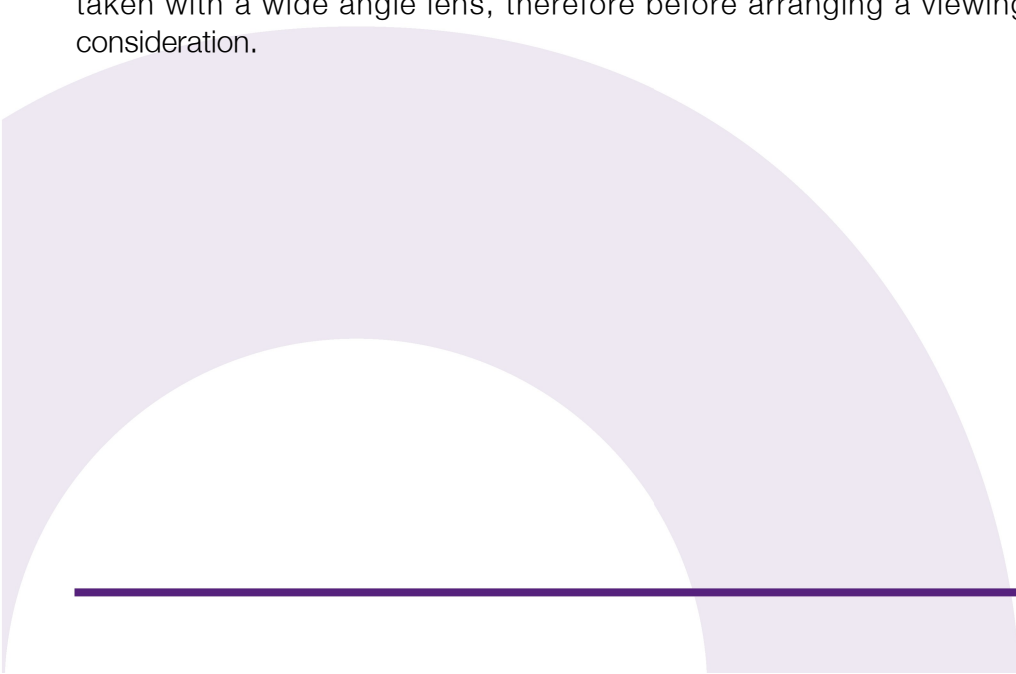
O2 Likely Likely

Vodafone Likely Likely

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.



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## 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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