



## Cavendish Drive Clacton-On-Sea, CO16 8TR

This spacious THREE BEDROOM DETACHED BUNGALOW is located in the popular Essex coastal town of Clacton-on-Sea and is offered with No Onward Chain. Local shopping amenities at Bocking's Elm are positioned within one quarter of a mile with a 'Sainsbury's Local' store within 300 metres. Clacton's town centre, sea front and mainline railway station are approximately one and three quarter miles away. Offering a plot with wrap around garden space and plenty of room to the front for parking multiple vehicles, an early viewing is strongly advised to appreciate all the bungalow has to offer.

- Three Bedrooms
- 16'4 x 12'3 Lounge
- 11'7 x 10'7 max Kitchen
- 12' x 8'10 D/Glazed Conservatory
- 9'7 Accessible Wet Room
- 14' Entrance Porch
- Gas Central Heating (n/t)
- Landscaped Rear & Side Gardens
- No Onward Chain
- EPC Rating C & Council Tax C



**Price £290,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE PORCH

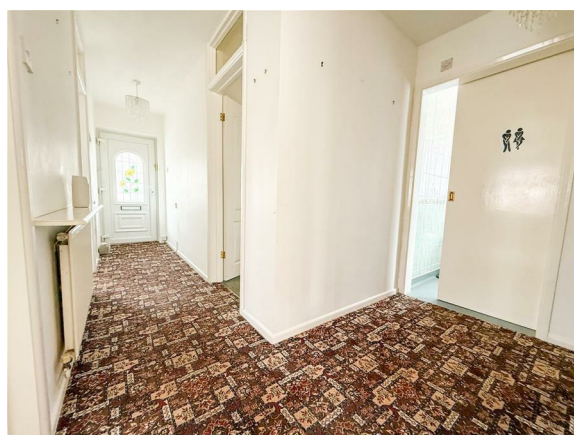
14'11 x 4'

Double glazed windows to front and side. Further double glazed entrance door to:



### ENTRANCE HALLWAY

Built in airing cupboard. Additional built in storage cupboard. Radiator. Loft access. Doors to:



## BEDROOM ONE

12'5 x 10'6

Built in wardrobes. Radiator. Double glazed window to front.



## BEDROOM TWO

9'8 x 8'2

Radiator. Double glazed window to front.



### BEDROOM THREE

9'8 x 8'1

Radiator. Double glazed window to side.



### SHOWER ROOM

9'7 x 5'5

Fitted with an accessible wet room. Wall mounted electric shower (not tested). Low level W.C. Pedestal wash hand basin. Radiator. Fully tiled walls. Two double glazed windows to side.



### LOUNGE

16'4 x 12'3

Radiator. Double glazed sliding patio doors to side garden area. Double glazed double doors opening onto covered and partially enclosed patio area. Door to Kitchen.





### ALTERNATE VIEW OF LOUNGE



### COVERED PATIO AREA

11'3 x 9'5

Covered patio area with fixed Pegola with poly-carbonate roof and double glazed windows to side and rear with opening onto rear garden.



### KITCHEN

11'7 x 10'8

Fitted with a range of cream panel fronted units. Comprises granite effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap and additional drinking water tap. Inset four ring gas hob with extractor hood above. Inset high level electric oven (all appliances not tested). Space and plumbing for washing machine and dishwasher. American style Fridge/freezer space. Tiled splash backs. Radiator. Built in storage cupboard. Wall mounted gas boiler (not tested). Double glazed window to side. Double glazed window and double glazed door to Conservatory.



### ALTERNATE VIEW OF KITCHEN



### CONSERVATORY

11'11 x 8'10

Part brick built with poly-carbonate roof. Double glazed windows to sides and rear. Radiator. Wood effect flooring. Double glazed double doors onto rear garden.



### OUTSIDE - FRONT

Front garden is mainly paved for low maintenance with shingled borders. Hard standing area providing off street parking for numerous vehicles. Garage (15'11 x 8'6) with electric up and over door with power and light connected. Gate gives side pedestrian access to





## OUTSIDE - SIDE & REAR GARDENS

The property is situated on a generous 54' max width plot with a garden depth of around 43' max. In addition to each side of the bungalow are side garden areas which give space for three timber storage sheds to one side with personal door leading onto garage. To the other side is a paved garden with borders and gate leading to front. The main landscaped rear garden is laid to lawn with array of decorative mature flower shrub and shingle borders. Paved patio areas. Enclosed by panel fencing.



## ALTERNATE VIEW OF GARDEN



## SIDE GARDEN AREA VIEWS



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

## JE 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.



### 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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