



Seymour Road Clacton-On-Sea, CO15 2QJ

Offered with No Onward Chain on the popular Tudor Development on the western side of Clacton-on-Sea is this extended TWO BEDROOM SEMI-DETACHED BUNGALOW. Local shopping amenities at Tudor Parade are around quarter of a mile away with Clacton's town centre and mainline railway station positioned within one and three quarter miles. In the valuers opinion the property is presented in excellent decorative order throughout and an early internal inspection is strongly advised.

- Two Bedrooms
- 15' x 9'2 Kitchen/Diner
- 14'11 x 11'7 Lounge
- 11'4 Conservatory
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Off Street Parking
- Approx 45' Rear Garden
- No Onward Chain
- EPC Rating C & Council Tax



Price £225,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALLWAY

Radiator. Wood effect flooring. Loft hatch with access via loft ladder to partially boarded loft space. Door to;

BEDROOM ONE

11'7 x 11'7

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



BEDROOM TWO

8'8 x 7'9

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



BATHROOM

Fitted with a white suite comprising; Panelled bath with shower over. Low level W.C. Designer pedestal sink unit with chrome effect pedestal and glass bowl and feature glass bowl and mixer tap. Wood effect flooring. Radiator. Double glazed window to side.



LOUNGE

14'11 x 11'7

Wood effect flooring. radiator. Double glazed double doors with matching double glazed side windows to;



CONSERVATORY

11'4 x 6'5

Wood effect flooring. Double glazed windows to rear overlooking garden. Double glazed double doors opening on to rear garden. Poly-carbonate roof.



KITCHEN/DINER

15' x 9'2 max

Recently fitted kitchen suite (2024) with a range of cream gloss laminate fronted units comprises of square edge stone effect work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit with mixer tap. Plumbing and space for washing machine. Undercounter fridge space. Wall mounted gas combination boiler serving hot water and central heating system (not tested), Part wood panelled walls. Wood effect flooring. Double glazed windows to side and rear. Double glazed double doors opening on to rear garden.



DINING AREA VIEW



LOFT SPACE



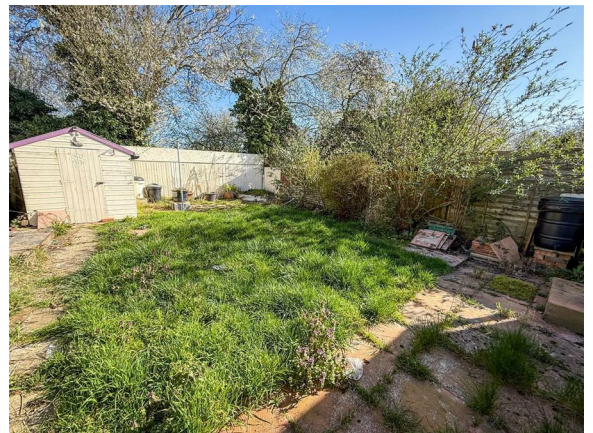
OUTSIDE - FRONT

Front garden is hard standing for low maintenance which provides off street parking for numerous vehicles. Covered storm porch to front door and side pedestrian gate leading to rear garden.



OUTSIDE - REAR

Approximately 45' rear garden. Mainly laid to lawn. Hard standing patio area. Flower and shrub borders. One storage sheds. Enclosed by panelled fencing.



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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.

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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