



## Haverling Close Great Clacton, CO15 4UX

Having undergone a programme of refurbishment and extension, Sheen's are pleased to offer for sale this THREE DOUBLE BEDROOM DETACHED BUNGALOW. The bungalow in the valuers opinion is being offered in excellent decorative order and a viewing is highly recommended to appreciate the size and condition on offer. Local shopping amenities are located within 500 yards, and Clacton's town centre, seafront and mainline railway station approximately 2 miles away.

- Three Bedrooms
- 20'10 Open Plan Lounge and Kitchen
- 12'6 Dining Room
- Family Bathroom With His and Hers Sink
- Double Glazed Windows
- Gas Central Heated
- Low Maintenance Rear Garden
- Garage And Off Street Parking
- Council Tax Band A
- EPC Rating D



**Price £290,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE PORCH

Double glazed windows to front. Part double glazed door to;

### HALLWAY

Designer radiator. Loft access. Doors to;



## LOUNGE KITCHENETTE

20'10 x 10

LOUNGE AREA; Designer radiator. Double glazed window to rear.

KITCHEN AREA; Modern white shaker style kitchen comprising of square edge work surfaces with inset single drainer sink unit. Inset four ring electric hob with extractor over. Integrated oven and microwave. Integrated fridge freezer. Integrated washing machine. Wine cooler. Appliances not tested. Tiled splash backs. Double glazed window to side. Open access to;





ALTERNATE VIEW



## DINING ROOM

12'6 x 7'8

Designer radiator. Double glazed window to side. Roof lantern. Bi-Folding doors.



### BEDROOM ONE

20'10 max x 8'5

Double glazed window to front. Radiator. Walk-in dressing area with fitted shelving and rails.



### BEDROOM TWO

12' max x 11'

Double glazed window to rear. Radiator.



### BEDROOM THREE

12' x 7'5

Double glazed window to front. Radiator.



### FAMILY BATHROOM

Modern white suite comprising; Low level W.C. His and hers sink unit with vanity storage under. P shaped bath with wall mounted shower over. Part tiled walls. Two double glazed windows to rear.



### OUTSIDE - REAR

Low maintenance rear garden. Enclosed by timber Venetian style fencing and brick wall. Majority patio paved with remainder being laid to artificial lawn. Raised fish pond. Courtesy door leading to garage. Side pedestrian access to front via side gate.



### OUTSIDE FRONT

Shingled front gardens with driveway providing off street parking leading to garage.



## GARAGE

Up and over door. 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: A

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains

Mobile Signal -

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Broadband - Ultrafast Up to 1000mb

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



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## Selling properties... not promises

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**Sheen's**  
The *Action* Agents

