



Little Clacton Road Clacton-On-Sea, CO16 8EB

Situated in this established non-estate position on the fringes of Clacton-on-Sea, Sheen's are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW. In the valuers opinion, the bungalow offers great sized accommodation and a viewing is highly recommended to appreciate the size and also rear garden on offer.

- Three Bedrooms
- 13'10 Lounge
- 12'2 Kitchen
- Modern Shower Room
- Double Glazed Windows
- Gas Central Heated (n/t)
- Garage and Off Street Parking
- No Onward Chain
- Council Tax Band C
- EPC Rating D



Price £295,900 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE PORCH

Window to side. Glazed door to;

LOUNGE

13'10 x 12'

Double glazes windows to front and side. Two radiators. Open fireplace with wood surround. Doors to;



HALLWAY

Loft access radiator. Patio door leading to garden. Door to;

BEDROOM ONE

11'2 x 10'3 + wardrobes

Double glazed window to front. Radiator. Wardrobes.



BEDROOM THREE

9'4 x 7'10

Double glazed window to side. Radiator. Storage cupboard.



BEDROOM TWO

10' x 8'4

Double glazed window to side. Radiator.



SHOWER ROOM

Modern white suite comprising; Low level W.C. Vanity hand wash basin with drawers under. Double length independent shower cubicle with wall mounted shower (not tested). Part tiled walls. Part panelled walls. Heated towel rail. Double glazed window to rear.



KITCHEN

12'2 x 10'10

Comprising; Laminated rolled edge work surfaces with inset one and a half bowl stainless steel single drainer sink unit. Plumbing and space for washing machine and gas cooker. Two storage cupboards. Further storage cupboard housing wall mounted gas boiler (not tested). Selection of matching cupboards and drawers at both eye and floor level. Double glazed window to side. Double glazed sliding doors leading to garden.



OUTSIDE - GARDEN

Measuring approximately 60' and being mainly laid to lawn. Enclosed by panelled fencing. Hard standing area for shed to rear. Courtesy door leading to Garage. Gate to other side giving pedestrian access to front. Outside power points.



OUTSIDE FRONT

Driveway providing off street parking for numerous vehicles leading to Garage. Outside power points.

GARAGE

Up and over door. Courtesy door leading to 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): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage

Mobile Signal:

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Broadband - Ultrafast up to 2000mb

Non-Standard Property Features To Note:

Particular Disclaimer

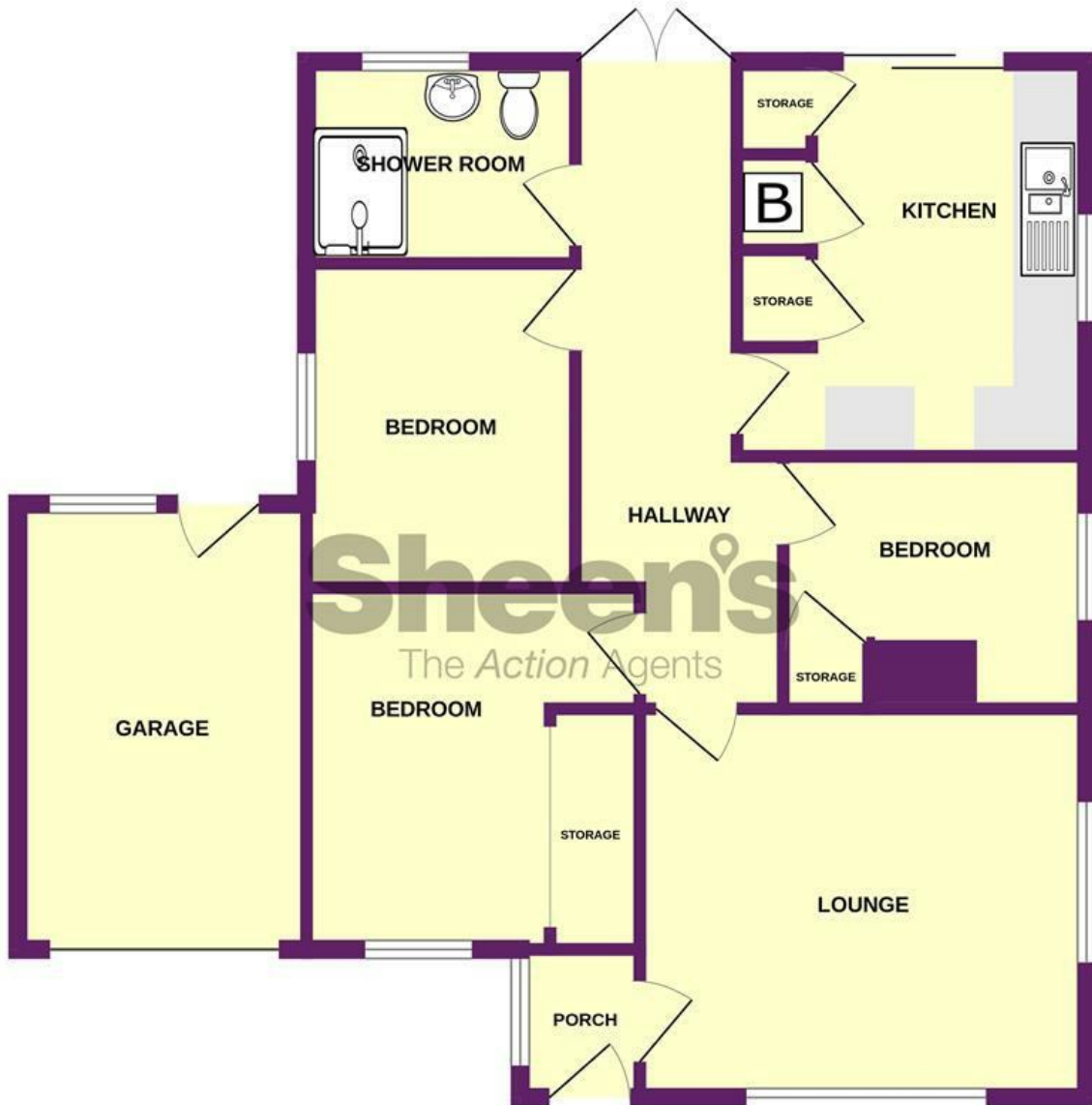
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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