



## Oakley Road Dovercourt, CO12 4QU

Situated in this established rural position of Little Oakley, Sheen's are pleased to offer for sale this TWO BEDROOM DOUBLE BAY FRONTED DETACHED BUNGALOW. The property offers expansive front garden, with the additional benefit of car port to the side which we believe could be utilised for extension, subject to planning.

- Two Bedrooms
- 12' into Bay, Lounge
- 12' into Bay, Kitchen
- Double Glazed Windows
- Shower Room
- Substantial Front Garden
- Garden Room
- No Onward Chain
- Council Tax Band C
- EPC Rating TBC



**Price £280,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE HALLWAY

Radiator. Doors to;

### LOUNGE

12' into bay x 11'5

Double glazed bay window to front. Radiator.



### KITCHEN

12' into bay x 11'5

Comprises; Laminated rolled edge work surfaced with inset single drainer sink unit. Inset four ring electric hob with oven under (all appliances not tested). Space for washing machine. Selection of matching wall and base units. Part tiled walls. Cupboard housing hot water cylinder (not tested). Multi fuel burner (not tested). Door to;



### REAR LOBBY

Loft access. Storage heater (not tested). Double glazed door to side. Door to;

### SHOWER ROOM

White suite comprising of; Low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted electric shower (not tested). Fully tiled walls. Radiator. Double glazed window to rear.



### BEDROOM ONE

10'5 x 9'10

Double glazed window to rear. Radiator. Night storage heater (not tested).



### BEDROOM TWO

10'1 max x 9'10 max

Double glazed window to rear.



### OUTSIDE - REAR

The rear garden is comprised of lawned area, patio area and raised decking area. Two storage sheds. Enclosed by panelled fencing. Access to front via both sides.



## GARDEN ROOM

9'10 x 7'3

Double glazed patio doors. Double glazed windows to front and sides.



## OUTSIDE - FRONT

Substantial front garden being mainly laid to lawn. Patio area. Driveway to side of property offering off street parking for several vehicles leading to car port.



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges:

Services Connected: (Gas): No (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:

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### 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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**Sheen's**  
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