

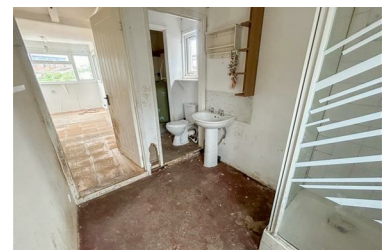


Fern Way Clacton-On-Sea, CO15 2JB

In need of modest renovations, Sheen's Estate Agents are pleased to offer this ONE BEDROOM DETACHED BUNGLOW. This property is being offered with NO ONWARD CHAIN. The property is situated within quarter of a mile of Jaywick's sea front with Clacton's town centre and mainline railway station are approximately two and half miles away. A viewing is highly advised to appreciate the accommodation this property has to offer.

- One Bedroom
- 7'5 x 7'5 Lounge
- 13'6 x 6'0 Kitchen
- 7'5 x 6'1 Bedroom
- Electric Heating (n/t)
- Fully Double Glazed
- No Onward Chain
- Shower Room
- Council Tax Band
- EPC Rating TBC

Price £65,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

7'5 x 7'5

Electric storage heater (not tested). Double glazed window to front.



KITCHEN

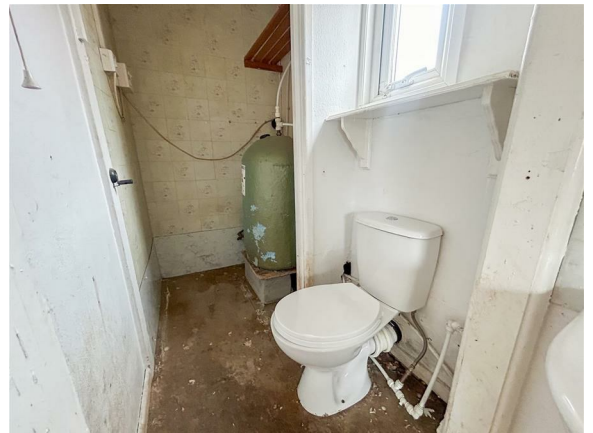
13'6 x 6'0

Fitted with wall mounted cupboards. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit. Space and plumbing for washing machine. Space for fridge/freezer. Double glazed window to front.



BATHROOM

Low level W/C. Shower cubical with shower head attachment (not tested). Pedestal hand wash basin. Doors to outside rear.



BEDROOM

7'5 x 6'1

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



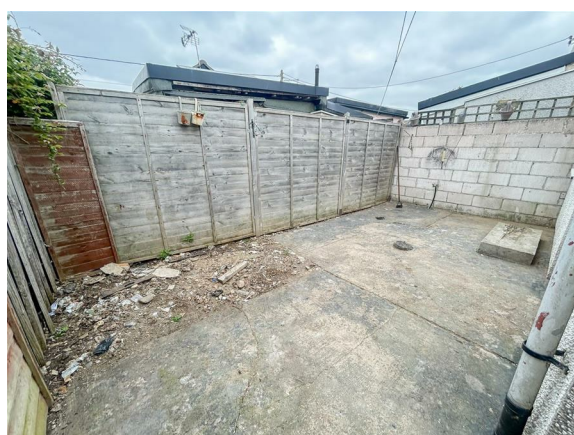
OUTSIDE FRONT

Hard standing area. Side pedestrian access to rear.



OUTSIDE REAR

Courtyard style rear garden patio paved.



EH 05/25

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): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains drainage

(Telephone & Broadband):

Non-Standard Property Features To Note:

Advised by seller - Property has had a new roof in June 2024.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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.



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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