



## Allen Way Point Clear, CO16 8NS

\*\*\* WALKING DISTANCE TO POINT CLEAR BEACH \*\*\* Having undergone a programme of modernisation by the current owners and located in the desirable coastal village of Point Clear, Sheen's Estate Agents have the pleasure in bringing to market this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and is situated approximately five and a half miles from Clacton-on-Sea's town centre, seafront and mainline railway station. An internal viewing is highly recommended to appreciate the accommodation on offer.

- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Secluded Rear Garden
- Garage & Off Road Parking
- Viewing Advised
- Close to Seafront
- Cul-De-Sac Position
- No Onward Chain
- Council Tax Band B
- EPC Rating E



**Price £245,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Hallway

Herringbone hardwood flooring. Two built in storage cupboards. Loft access with pull down ladder with partial boarding and light connected and also houses hot water cylinder and wall mounted electric Potterton boiler. Radiator. Doors to:



### Lounge/Diner

16'4" x 10'3"

Radiator. Sealed unit double glazed window to front.



### Bedroom One

13" x 10'3"

Radiator. Sealed unit double glazed window to rear.



### Bedroom Two

9'9" x 9'2"

Radiator. Sealed unit double glazed window to front.



### Bathroom

Modern white suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Herringbone hardwood flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



### Kitchen

9'2" x 8'6"

Fitted with a range of matching white fronted units. Rolled edge work surfaces. Inset ceramic bowl sink and drainer unit. Cooker to remain with extractor hood above. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Oak effect hardwood flooring. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:





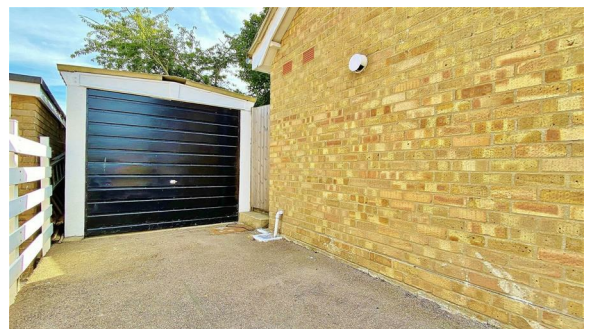
### Outside - Rear

Part raised wooden decking area. Remainder laid to lawn. Beds laid to shingle. Outside socket. Outside light. Outside tap. Access to front via side gate. Private access door to garage. Enclosed by panelled fencing.



### Outside - Front

Hardstanding concrete area providing off street parking leading to garage with up and over door. Remainder laid to lawn. Outside light.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges: None

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

### JD/08.24

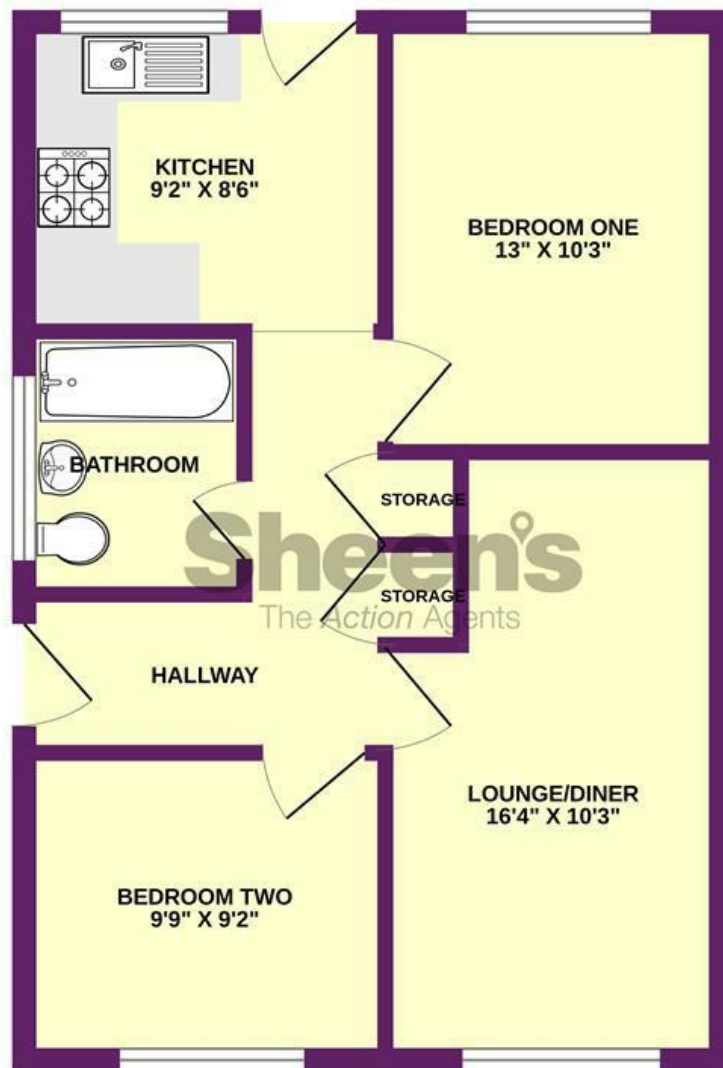
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 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.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal 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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