



St Johns Road Clacton-On-Sea, CO16 8DD

Located in this established non-estate location is this impressive TWO BEDROOM DETACHED BUNGALOW in the Essex Coastal town of Clacton-on-Sea. Local shopping amenities in both the heart of Great Clacton and Brook Park Shopping Centre & Country Park are around half a mile away. Clacton's town centre, sea front and mainline railway station are approximately one and a quarter miles away. An early viewing is strongly advised to appreciate the beautiful 100' rear garden and excellent internal decoration.

- Two Bedrooms
- 21'4 max 'L' Shape Lounge/Diner
- Modern Fitted Kitchen
- Modern Three Piece Bathroom
- 10'6 D/Glazed Conservatory
- Gas Central Heating (n/t)
- Fully Double Glazed
- Garage & Off Road Parking
- Approx 100' Rear Garden
- EPC Rating D & Council Tax C



Price £290,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed double entrance doors to entrance porch. Further double glazed entrance door to entrance hallway.

ENTRANCE HALLWAY

Wood effect flooring. Radiator. Loft access. Doors to;



LOUNGE/DINER

21'4 max x 15' narrowing to 7'11

Three radiators. Double glazed window to side. Two double glazed windows to front. Door to kitchen.

LOUNGE AREA VIEW



DINING AREA VIEW



KITCHEN

10'10 max x 9'3 narrowing to 6'4

Fitted with a range of grey fronted units with stone effect laminated rolled edge work surfaces with cupboards and draws below. Range of matching eye level cabinets incorporating part glass fronted display cabinet. Inset single drainer ceramic sink unit with mixer tap. Inset four ring gas hob with stainless steel with part glazed extractor hood above. Inset high level electric oven. Integrated dishwasher. (All appliances not tested). Space and plumbing for washing machine. Under counter fridge space. Tiled splash backs. Wood effect flooring. Double glazed window and door to side.



BATHROOM

6'3 x 6'3

Fitted with a modern three piece white suite comprises panelled bath with an integrated shower with a glazed shower screen. Vanity wash hand basin with cupboards below. Concealed cistern low level W.C. Part tiled walls. Tiled flooring. Heated towel rail. Double glazed window to side.



BEDROOM ONE

13'10 x 10'11

Fitted mirror fronted sliding wardrobes. Radiator. Double glazed window to side. Double glazed window to rear overlooking garden.



BEDROOM TWO

9'11 x 9'5

Radiator. Double glazed window to side. Double glazed double doors opening onto conservatory.



CONSERVATORY

10'6 max x 9'4 max

Victorian style conservatory with polycarbonate roof. Double glazed window to sides and rear overlooking garden. Radiator. Wood effect flooring. Double glazed double doors opening onto rear garden.



OUTSIDE - FRONT

Front garden is mainly laid to block paving providing off street parking for numerous vehicles. Enclosed by a small brick wall and shrubs. Part enclosed by panelled fencing. Parking leads to garage with an up and over door. Gates providing side pedestrian access to outside rear garden.



GARAGE

15'11 x 7'10

Power and light connected with an additional block built storage shed to rear of garage.

OUTSIDE - REAR

Approximately 100ft rear garden. Paved patio area. Mainly being laid to lawn with an array of mature flower and shrub borders. Timber summer house. Personal door to garage.



STORAGE SHED

6'11 x 4'5

Power and light connected.

ALTERNATE VIEW OF GARDEN



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1899.92 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type):Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: NO

JE 0625

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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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