



## Ospreys Great Clacton, CO15 4JA

Situated in the popular Birds estate in Great Clacton, Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. The bungalow is being offered with NO ONWARD CHAIN and benefits with being 0.4 miles of local amenities. Clacton-on-Sea's town centre, seafront and mainline railway station being under one mile away. An internal inspection is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 13'11 x 13'3 Lounge
- 13'11 x 7'10 Kitchen
- Gas Central Heating (N/T)
- Garage
- Wet Room
- Rear Garden
- No Onward Chain
- Council Tax Band B
- EPC Rating D

**Price £230,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE PORCH

5'2 x 1'11

UPVC Double glazed door to:

### ENTRANCE HALLWAY

9'5 x 5'11

Radiator. Door to:



## LOUNGE

13'1 x 13'3

Decorative gas fireplace (not tested). Radiator. Double glazed window to front.



## KITCHEN

13'11 x 7'10

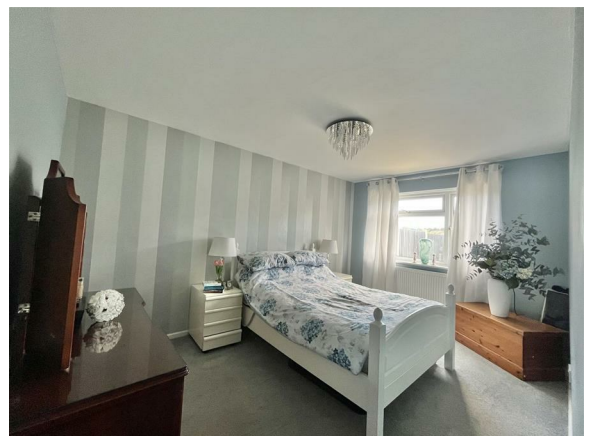
Space and plumbing for washing machine. Space for fridge freezer. Inset four ring gas hob with gas oven under and extractor hood above (not tested). Inset single drainer sink unit. Tiled splashbacks. Range of fitted wall mounted white units with cupboards and drawers below. Gas boiler. Straight edge matte effect work surfaces. Radiator. Double glazed window to rear. Double glazed door to rear garden.



## BEDROOM ONE

13'11 x 13'2 narrowing to 9'5

Radiator. Double glazed window to rear.



## BEDROOM TWO

10'10 x 9'11

Radiator. Double glazed window to rear.



## WET ROOM

7'7 x 5'1

Low level W.C. Pedestal wash hand basin. Large shower panel wet room. Wall mounted electric shower (not tested). Heated towel rail. Double glazed window to front.



## OUTSIDE FRONT



## OUTSIDE REAR

Part paved patio area with the remainder being laid to artificial lawn.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2025/2026 £ 1662.43 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

## JB 0925

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](http://www.sheens.co.uk).

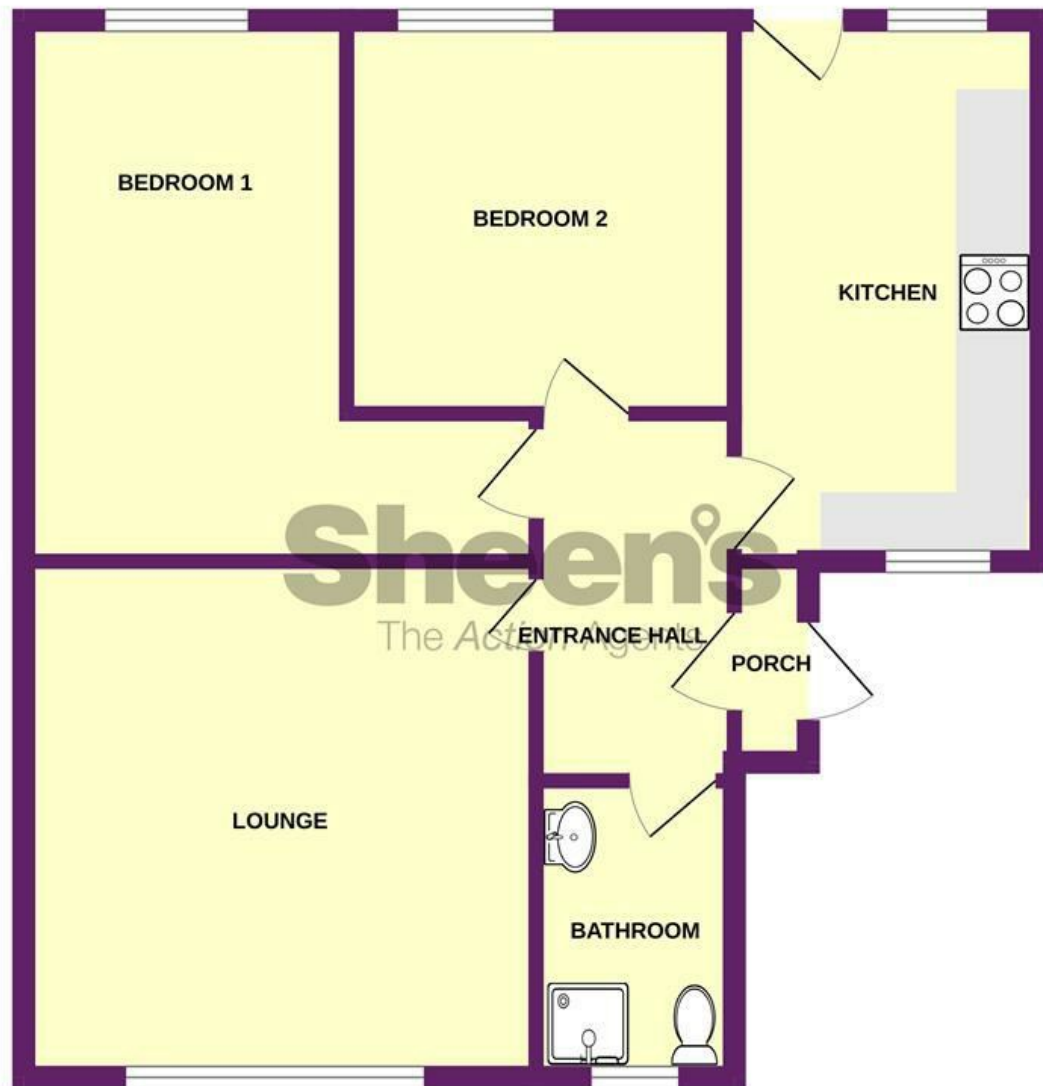
## Particular Disclaimer

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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  
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (56.9 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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**Sheen's**  
The Action Agents