



## Shanklin Close Great Clacton, CO15 4PN

Situated in this Cul-De-Sac position in the sought after Great Clacton area is this TWO BEDROOM DETACHED BUNGALOW offered with No Onward Chain. Local shopping amenities at 'Clacton Shopping Village' are around one quarter of a mile away with Clacton's town centre, sea front and mainline railway station approximately two and a quarter miles away. An early viewing is advised to appreciate the accommodation and location on offer.

- Two Bedrooms
- 21'8 max. Lounge/Diner
- 11'10 max Fitted Kitchen
- Three Piece Shower Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- Garage & Off Street Parking
- Approx 42' Rear Garden
- No Onward Chain
- EPC Rating TBC & Council Tax C



**Price £245,000 Freehold**



### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

#### ENTRANCE HALLWAY

Wood effect flooring. Loft access. Radiator. Built in storage cupboard. Doors to:



#### LOUNGE/DINER

21'8 x 11'1 nar 9'9

Feature wooden fire surround with inset electric fire (not tested). Wood effect flooring. Two radiators. Two double glazed windows to front.



## KITCHEN

11'10 nar 9'9 x 10'10

Fitted with a range of wood effect fronted units. Laminate rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit with mixer tap. Cooker space with fitted extractor hood above (not tested), Space and plumbing for washing machine. Under counter fridge and freezer spaces. Tiled splash backs. Tiled flooring. Radiator. Wall mounted gas combination boiler (not tested). Double glazed windows to side and rear. Double glazed door to side.



## BEDROOM ONE

12'11 nar 7'8 x 10'4

Wood effect flooring. Radiator. Double glazed window to rear.



## BEDROOM TWO

11'4 x 8'5 max

Built in double wardrobe. Radiator. Double glazed window to side.



## SHOWER ROOM

6'5 x 5'5

Fitted with a three piece white suite. Comprises Walk in shower cubicle. Vanity wash hand basin with cupboards below. Low level W.C. Tiled flooring, Fully tiled walls. Chrome effect heated towel rail. Double glazed window to side.



## OUTSIDE - FRONT

Hard standing are providing off street parking leading to double metal gates leading to further parking and detached brick built garage with up and over door - power and light connected. Remainder low maintenance front garden with pathway leading to front door and side pedestrian gate.





## OUTSIDE - REAR

Approx 42' rear garden. Garden is mainly hardstanding with shingled areas. Timber summer house. Timber storage shed (power and light connected). Personal door to garage. Enclosed by panel fencing.



## 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 1225

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.

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## Particular Disclaimer

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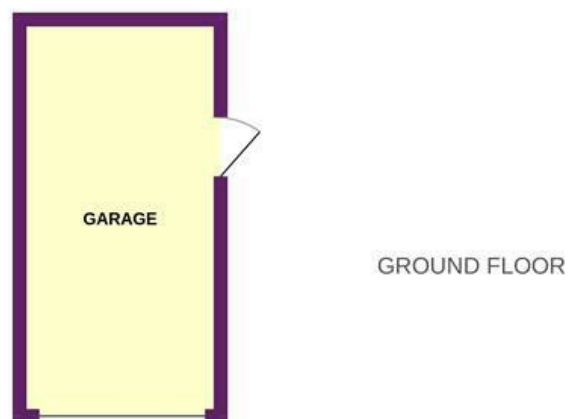
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These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





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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