

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## Constable Avenue Clacton-On-Sea, CO16 8XF

Sheen's Estate Agents are pleased to offer this **THREE BEDROOM DETACHED BUNGALOW** situated on the popular Cann Hall development with off street parking and garage. This bungalow is being sold with No Onward Chain. Local shopping amenities at Bockings Elm are situated just a quarter of a mile away with Clacton-on-Sea's town centre sea front and mainline railway station within one and three quarter miles. An early inspection is advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **16'9 x 11'7 Lounge**
- **11'7 x 9'1 Kitchen**
- **Shower Room**
- **Gas Central Heating (n/t)**
- **Garage & Off Road Parking**
- **Fully Double Glazed**
- **Front and Rear Gardens**
- **Council Tax Band C**
- **EPC Rating TBC**

**Price £290,000 Freehold**





## Accommodation Comprises

The accommodation comprises approximate room sizes:

### ENTRANCE HALL



### LOUNGE

16'9 x 11'7

Double glazed patio doors to rear. Radiator.



## KITCHEN

11'7 x 9'1

Fitted with a range of panelled fronted fitted units. Comprising laminated rolled edge work surfaces with a selection of cupboards and drawers below. Stainless steel drainer sink unit with mixer tap. Cooker space. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splash backs. Double glazed window to rear. Radiator.



### SHOWER ROOM

Low level W/C. Wet room. Pedestal hand wash basin. Wall mounted shower attachment (n/t). Double glazed window to front.



### BEDROOM ONE

12'5 x 9'9

Electric fire (not tested). Double glazed window to front. Radiator.





## BEDROOM TWO

11'8 x 10'0

Double glazed window to rear and side. Radiator.



## BEDROOM THREE

10' x 7'7

Built in wardrobes. Double glazed window to front. Radiator.



## CONSERVATORY

13'6 x 8'1

Double glazed patio doors to rear. Double glazed patio doors to rear and side. Radiator.



## OUTSIDE FRONT

Hard standing front garden with array of shrub borders. Additional hard standing area providing off street parking.





## OUTSIDE REAR

Mainly laid to lawn with array of flower and shrub borders. Paved patio area. Enclosed by panel fencing.



## GARAGE & OFF ROAD PARKING

### EH 07/24

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 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.

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### 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

### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

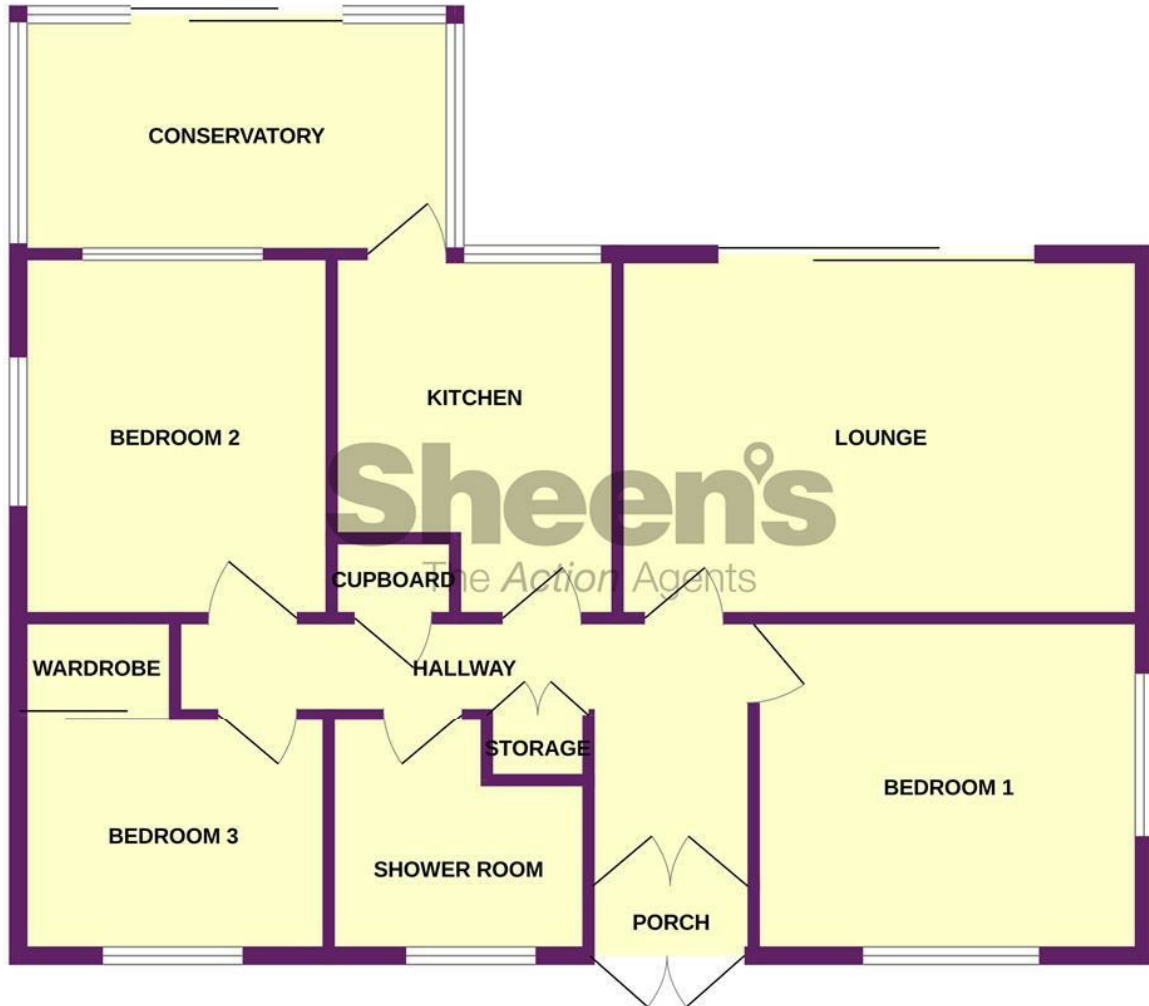
Non-Standard Property Features To Note:



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## 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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