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**Sheen's**  
The Action Agents



## St. Osyth Road East Little Clacton, CO16 9NZ

Locate in the sought after Essex village of Little Clacton is this THREE DOUBLE BEDROOM SEMI-DETACHED CHALET BUNGALOW. The property benefits from off street parking for numerous vehicles along with versatile outbuildings in the spacious garden. Clacton-on-Sea's town centre, sea front and mainline railway station are located within two and a half miles. Offered with No Onward Chain an early internal inspection is strongly advised.

- Three Double Bedrooms
- En-Suite To Principal Bedroom
- Modern Ground Floor Bathroom
- 12'10 Modern Fitted Kitchen
- Gas Central Heating (n/t)
- Off Street Parking
- Approx 100' Rear Garden
- Array of Outbuildings
- No Onward Chain
- EPC Rating TBC & Council Tax C



**Price £370,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

#### ENTRANCE HALLWAY

Wood panel flooring. Stair flight to first floor with glass panels. Built in under stairs. storage cupboard. Doors to:



#### LOUNGE

13'11 x 12'11

Wall mounted modern electric fireplace (not tested). Radiator. Double glazed windows to front and side.



## KITCHEN

12'10 x 10'9

Fitted with a modern kitchen. Comprises grey gloss fronted units. White granite square edge work surfaces with cupboards, drawers and storage space under. Range of matching wall mounted units. Inset single drainer one and a half bowl sink unit with mixer tap. Inset four ring ceramic hob with twin under counter oven and stainless steel extractor hood above. Integrated Fridge/Freezer, dishwasher and washing machine. Breakfast bar. Large polished stone tiled floor. Radiator. Double glazed window and door to rear garden.



## BEDROOM TWO

13'10 x 11'11

Radiator. Double glazed window to rear.



### BEDROOM THREE

12'4 x 11'11

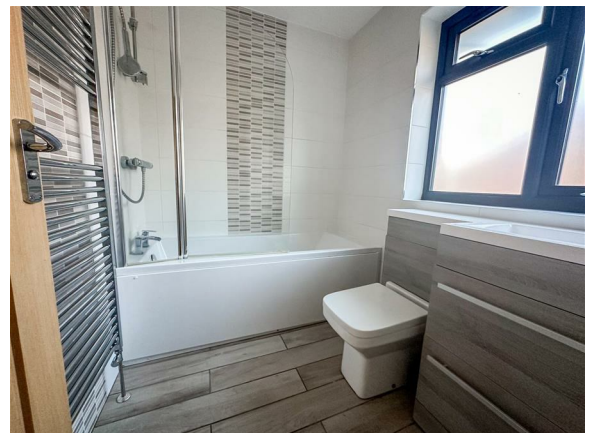
Radiator. Double glazed window to front.



### BATHROOM

6'9 x 5'8

Fitted with a modern three piece suite. Panel bath with mixer tap and integrated shower unit over. Glazed shower screen. Concealed cistern low level W.C. Vanity wash hand basin with storage drawers below. Chrome effect heated towel rail. Fully tiled walls. Tiled flooring. Double glazed window to side.



### FIRST FLOOR



## PRINCIPAL BEDROOM

15'4 x 18'5 nar 11'5

Part sloping ceiling. Three Velux windows. Built in wardrobes. Radiator. Door to En-Suite.



## EN-SUITE

Fitted with a three piece white suite. Comprises shower cubicle. Low level W.C. Vanity wash hand basin. Fully tiled walls. Wood effect flooring. Extractor fan (not tested).



### OUTSIDE - FRONT

Hard standing areas providing off street parking for numerous vehicles. Paved pathways leading to side with pedestrian gate leading to rear garden.



### OUTSIDE - REAR

The rear garden is split into two sections with the first part being mainly laid to lawn with paved patio area. Enclosed by panel fencing. Double glazed door to Outbuilding (1). Gate leading to second part of garden.



### OUTBUILDING (1)

15' x 7'2

Double glazed entrance door. Power and light connected.

### SECOND PART OF GARDEN

Rear part of garden is mainly paved with access to Additional Outbuildings.

### OUTBUILDING (2)

The additional outbuilding offers versatile usage with areas including a 47' x 8'4 Room, 13'6 x 11'8 Room, 13'6 x 8'10 max Kitchenette area & Cloakroom area. Power, Light and drainage connected



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note:

### JE 0724

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.

### 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

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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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