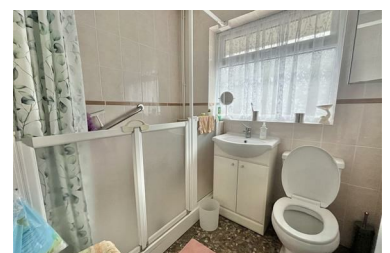




## Ladbroke Road Great Clacton, CO16 8YR

Sheens Estate Agents are pleased to offer sale this TWO BEDROOM DETACHED BUNGALOW located in the popular 'Cann Hall' estate in Great Clacton. The property is situated approximately one mile away from Clacton-on-Sea's town centre, seafront and mainline railway station providing its direct links to London Liverpool Street. The property is positioned within 400 metres of Clacton-on-Sea's Brook Park shopping village and country park. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 19'1 x 11'4 Lounge
- 11'10 x 9'5 Kitchen
- 6'4 x 5'5 Shower Room
- Fully Double Glazed
- Gas Central Heating (n/t)
- Garage
- Off Street Parking
- Council Tax Band C
- EPC Rating D



**Price £245,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

### ENTRANCE HALL

Radiator. loft access. Door to:

### LOUNGE

19'1 x 14'4

Two radiators. Double glazed window to front and side.



## KITCHEN

11'10 x 9'5

Fitted kitchen suite comprising granite effect rolled edge work surfaces with White wall mounted cabinets with cupboards below. Inset hob. Inset oven. Inset single stainless steel sink unit with mixer tap. Boiler. Space for fridge freezer. Space for washing machine. Built in cupboards. Cupboard housing water tank. (All appliances not tested). Tiled splashbacks. Radiator. Double glazed door to garden. Double glazed window to rear.



## BEDROOM ONE

14'5 x 11'4

Built in storage cupboards. Radiator. Double glazed window to rear.



## BEDROOM TWO

10'1 x 9'5

Radiator. Double glazed window to front.



## SHOWER ROOM

6'4 x 5'5

Three piece suite comprising a low level W.C. Vanity wash hand sink basin unit with cupboards below. Built up shower area with wall mounted electric shower (not tested). Heated towel rail. Fully tiled walls. Double glazed window to side.



## GARAGE

Up and over door.



## OUTSIDE REAR

Partly paved patio area with the remainder being laid to lawn.



## OUTSIDE FRONT

Majority paved patio area providing off street parking for multiple vehicles with the remainder being laid to lawn.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: C Tendring District Council; Council Tax Band ; Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (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:

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

## JB 05/26

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

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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GROUND FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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