ALLEN WAY, CLACTON-ON-SEA, ESSEX, CO16 8NS

Price

£215,000

FREEHOLD

- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Secluded Rear Garden
- Garage & Off Road Parking
- Viewing Advised
- Walking Distance to Point Clear Beach
- Cul-De-Sac Position
- No Onward Chain
- Council Tax Band - B
- EPC Rating - E

2 1 1 E

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*** CLOSE TO POINT CLEAR BEACH *** Having undergone a programme of modernisation by the current owners and located in the desirable coastal village of Point Clear, Fentons are delighted to bring to market this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and is situated approximately five and a half miles from Clacton-on-Sea's town centre, seafront and mainline railway station. An internal viewing is highly recommended to appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Hallway
Herringbone hardwood flooring. Two built in storage cupboards. Loft access with pull down ladder with partial boarding and light connected and also houses hot water cylinder and wall mounted electric Potterton boiler. Radiator. Doors to:

Lounge/Diner
16'4" x 10'3"
Radiator. Sealed unit double glazed window to front.

Bedroom One
13" x 10'3"
Radiator. Sealed unit double glazed window to rear.

Bedroom Two
9'9" x 9'2"
Radiator. Sealed unit double glazed window to front.

Bathroom
Modern white suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Herringbone hardwood flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Kitchen
9'2" x 8'6"
Fitted with a range of matching white fronted units. Rolled edge work surfaces. Inset ceramic bowl sink and drainer unit. Cooker to remain with extractor hood above. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Oak effect hardwood flooring. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:

Outside - Rear
Part raised wooden decking area. Remainder laid to lawn. Beds laid to shingle. Outside socket. Outside light. Outside tap. Access to front via side gate. Private access door to garage. Enclosed by panelled fencing.

Outside - Front
Hardstanding concrete area providing off street parking leading to garage with up and over door. Remainder laid to lawn. Outside light.

Material Information - Freehold Property
Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: B
Payable 2026/2027 £1788.33 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): No
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Non Standard Property Features To Note: N/A

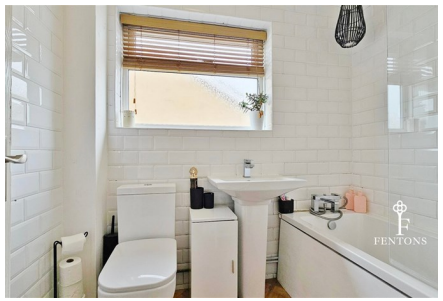
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Disclaimer - Wide Angle Lens Etc

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,



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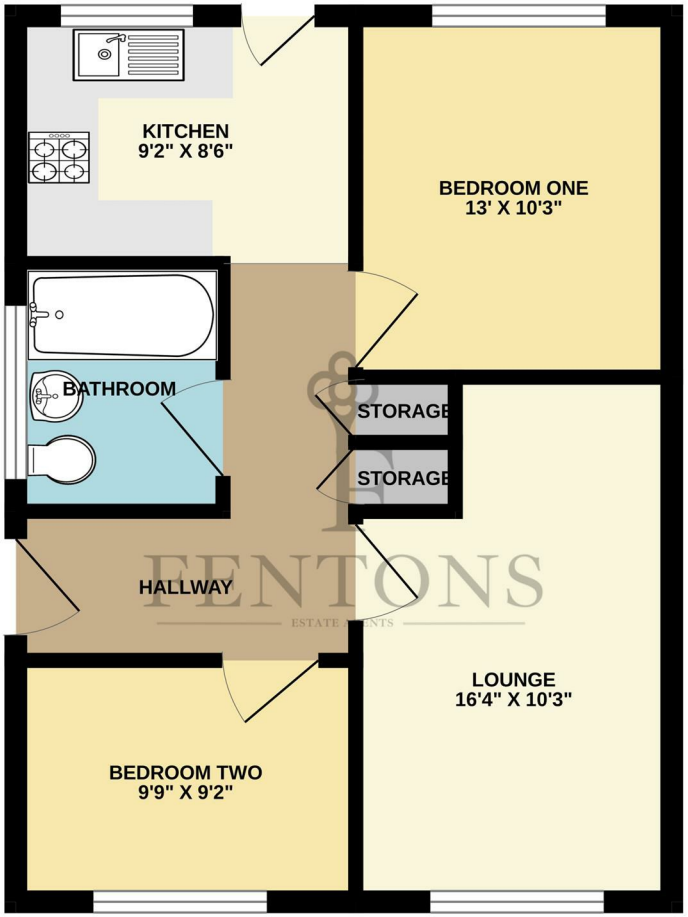
therefore before arranging a viewing, room sizes should be taken into consideration.

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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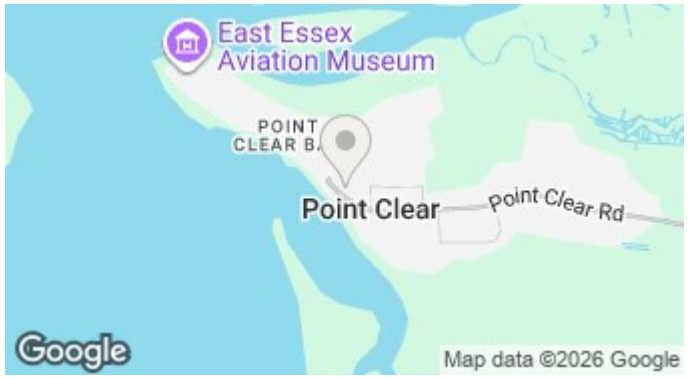
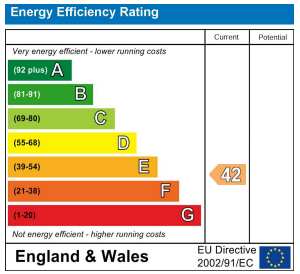
Council Tax Band

B





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