



## Coopers Lane Clacton-On-Sea, CO15 2AT

This EXTENDED THREE DOUBLE BEDROOM DETACHED BUNGALOW is positioned just 100 metres from local shopping amenities in the Essex Coastal town of Clacton-on-Sea. Clacton's town centre, sea front and mainline railway station are situated within three quarters of a mile. Offering Three Spacious Bedrooms and a sizeable Kitchen/Diner, an early internal inspection is appreciated to appreciate the accommodation on offer.

- Three Double Bedrooms
- 17' max x 11'11 Lounge
- 23'8 x 11'9 max. Kitchen/Diner
- Accessible Bathroom & En-Suite W.C
- Gas Central Heating (n/t)
- Fully Double Glazed
- Small Courtyard Style Garden
- Off Street Parking
- Viewing Advised
- EPC Rating D & Council Tax C

**Price £245,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### LOUNGE

17' into bay x 11'11

Wood effect flooring. Radiator. Double glazed window to side. Double glazed bay window to front. Door to:



### KITCHEN/DINER

23'8 x 11'9 max nar 6'10

'L' Shaped Kitchen/Diner. Fitted with modern kitchen. Comprises grey gloss fronted base units with range of high gloss white and frosted glazed wall mounted units. Marble effect square edge work surfaces. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset five ring gas hob with stainless steel extractor hood above. Inset high level double oven (appliances not tested). Space and plumbing for washing machine and tumble dryer. Tall fridge/freezer space. Radiator. Built in double storage cupboard. Part wood effect flooring to Dining Area with decorative tile effect flooring to Kitchen Area. Double glazed window to rear. Double glazed sliding patio door to rear garden. Door to hallway.



KITCHEN AREA VIEW



DINING AREA VIEW



HALLWAY

Built in storage cupboard. Loft access. Radiator. Wood effect flooring. Double glazed door to Lobby. Doors to:



## BEDROOM ONE

13'11 to wardrobes x 11'11

Fitted wall to wall wardrobes. Radiator. Double glazed windows to side and front.



## BEDROOM TWO

11'11 x 10'3 plus bay

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



## BATHROOM

Fitted with an accessible three piece bathroom suite. Comprises walk in accessible bath with shower over. Vanity wash hand basin with storage drawers below. Low level W.C. Fully tiled walls. Radiator. Decorative tiled effect flooring. Double glazed window to side.



## LOBBY

Double glazed door to rear garden. Door to:

## BEDROOM THREE

9'4 max x 12'3 max

Radiator. Double glazed window to front. Door to:



## EN-SUITE W.C.

Fitted with a modern white suite. Comprises low level W.C. Vanity wash hand basin with storage below. Double glazed window to rear.



## OUTSIDE - FRONT

Front garden is part enclosed by small brick wall with double metal gates leading to hardstanding areas providing off street parking. Additional double metal gates providing additional off street parking. Front garden is laid to lawn with shrub borders. Gate gives pedestrian access to rear garden.



## OUTSIDE - REAR

Courtyard style garden depth of approx 15'. Mainly hardstanding. Timber shed to remain. Enclosed by panel fencing.



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): YES - For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

## JE 0824

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

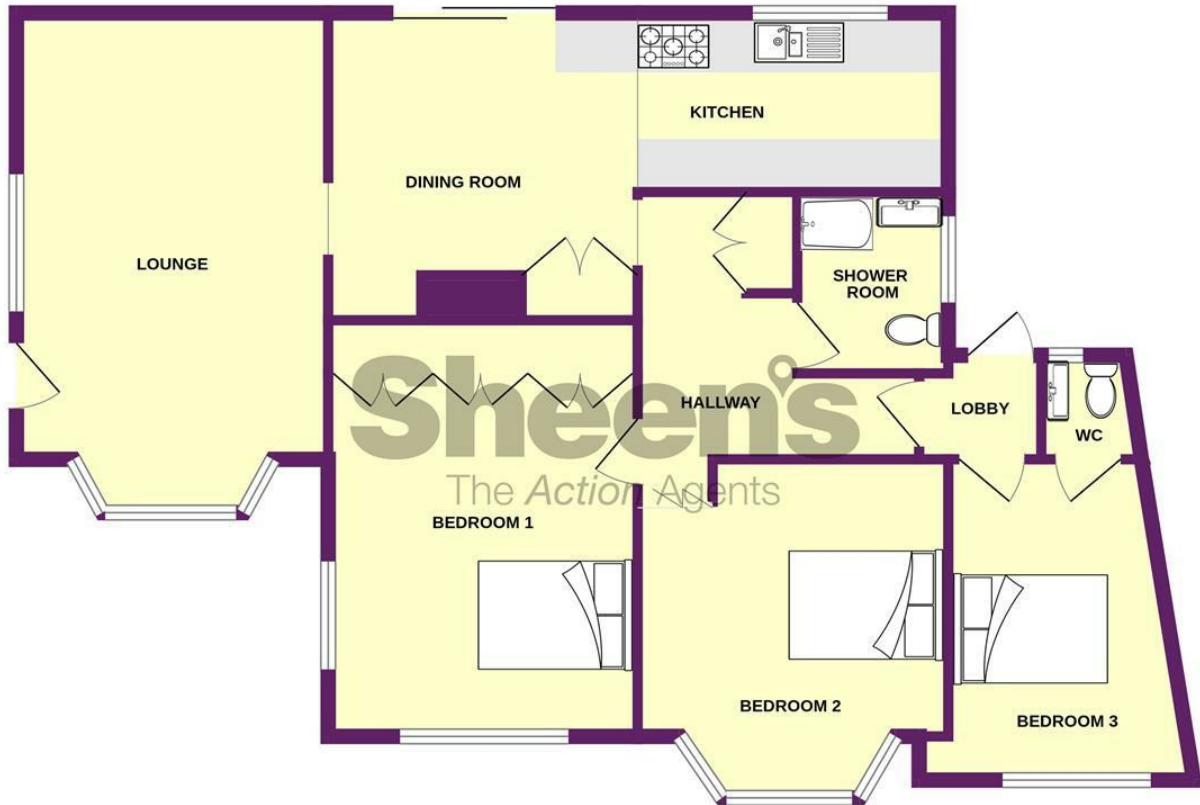
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



## 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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