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

Jubilee Avenue
Great Clacton, CO16 9QU

*** GUIDE PRICE £250,000-£260,000 ***

Conveniently situated around 250 metres from Brook Retail and Country Park is this TWO DOUBLE BEDROOM DETACHED BUNGALOW in the sought after area of Great Clacton being offered with No Onward Chain. Clacton's town centre, sea front and mainline railway station are positioned within two miles. The the valuers opinion the property is presented in clean and tidy decorative order and an early inspection is strongly advised to appreciate the accommodation on offer.

- Two Double Bedrooms
- 16'2 x 13'1 Lounge
- 10'11 x 9'10 Kitchen
- 10'11 x 10'2 Conservatory
- Gas Central Heating (n/t)
- Shower Room
- Approx. 55' Rear Garden
- Garage & Off Road Parking
- No Onward Chain
- EPC Rating C & Council Tax C

Price £250,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE PORCH

Double glazed windows to front and side. Further double glazed entrance door to:

ENTRANCE HALLWAY

Built in cloak cupboard. Additional built in airing cupboard. Loft access. Radiator. Doors to:

BEDROOM ONE

12'8 x 9'11

Radiator. Sealed unit double glazed oriel bow bay to front.

BEDROOM TWO

13'2 x 9'2

Radiator. Sealed unit double glazed oriel bow bay window to front.

SHOWER ROOM

Fitted with a three piece suite. Comprises corner shower cubicle with wall mounted shower (not tested). Vanity hand wash basin with cupboards below. Low level W.C. Tile effect flooring. Fully tiled walls. Radiator. Double glazed window to side.

LOUNGE

16'2 x 13'1

Feature ornamental brick fireplace with inset electric fire (not tested). Two radiators. Sealed unit double glazed window to rear.

KITCHEN

10'11 x 9'10

Fitted with a range of cream gloss fronted units. Comprises laminated rolled edge work surfaceswith cupboards, drawers and storage space under. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer taps. Inset four ring ceramic electric induction hob with under counter Space and plumbing for washing machine. Tiled splash backs. Under counter fridge & freezer spaces. Wall mounted gas boiler (not tested). Sealed unit double glazed window to side. Sealed unit double glazed window and door to Conservatory.

ALTERNATE VIEW OF KITCHEN

CONSERVATORY

11' x 10'4

Part brick built. Double glazed windows to side and rear overlooking garden. Poly carbonate roof. Radiator. Double glazed double doors leading to rear garden.

OUTSIDE FRONT

Hard standing area providing off street parking for numerous vehicles. Flower and shrub borders. Enclosed by part brick wall and metal gates. Garage with up and over door. Gate giving side pedestrian access to rear garden.

GARAGE

17'1 x 7'2

Up and over access door. Power and light connected. Personal access door from Garden.

OUTSIDE REAR

Approx 55' rear garden. Mainly laid to lawn. Array of flowers, shrubs and trees. Wooden decked patio area. Timber storage shed.

ALTERNATE VIEW OF GARDEN

ALTERNATE VIEW OF GARDEN (2)

BROOK COUNTRY PARK

Brook Country and Retail Park is positioned just 250 Metres Away.

Material Information (Freehold Property)

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

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (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: No

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.

JE 0726

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.

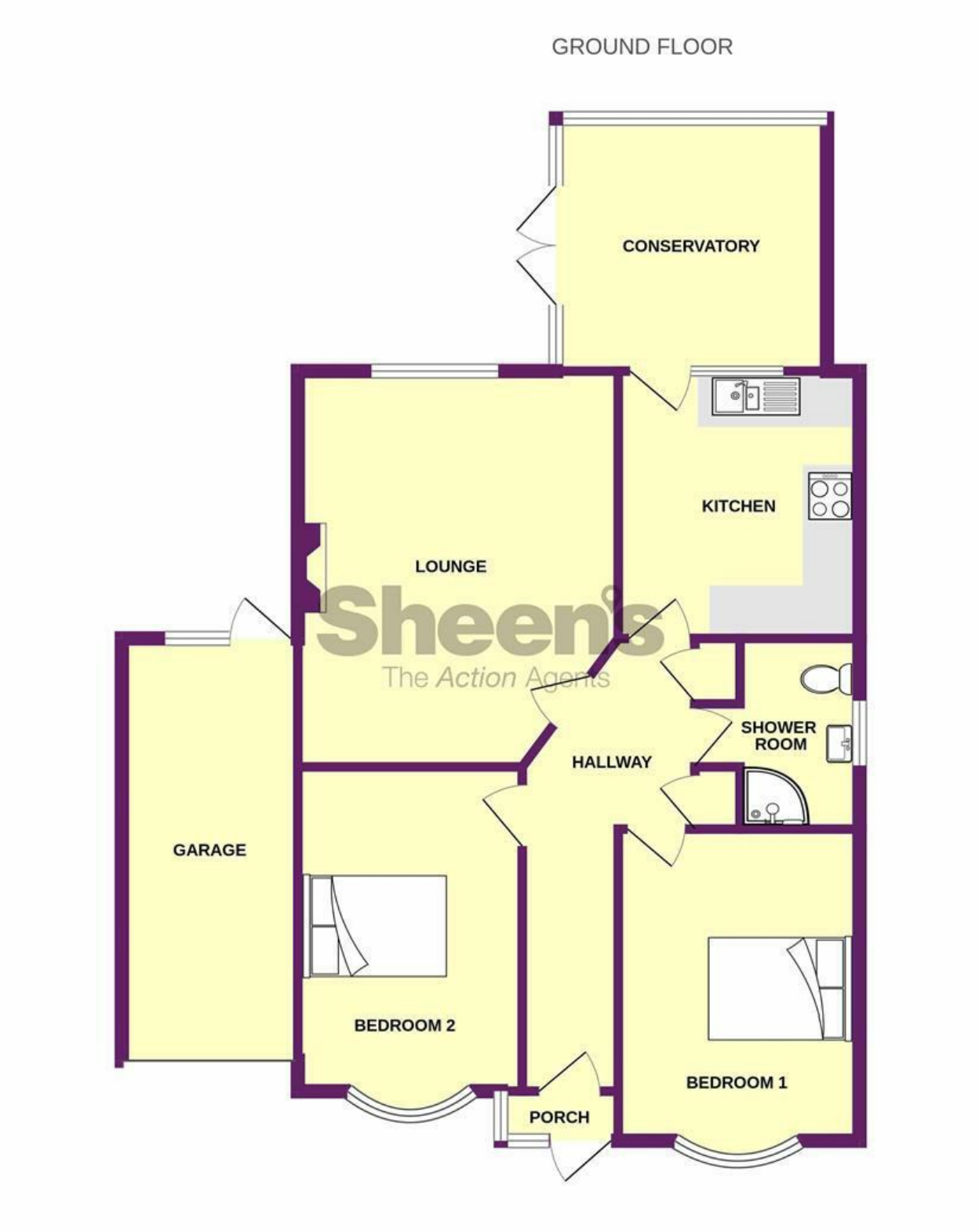
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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



Selling properties... not promises

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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

The Property Ombudsman SALES

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