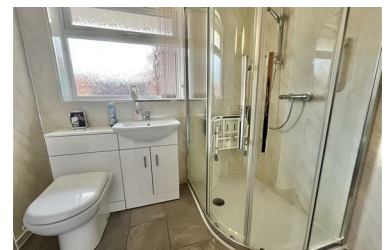




## Ladbrooke Road Clacton-On-Sea, CO16 8YR

Located in the Cann Hall estate Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW. The property is situated within 400m of Clacton-on-Sea's Brook Park shopping centre and country park. The property benefits from being offered with NO ONWARD CHAIN. The property is approximately located one mile away from Clacton-on-Sea's town centre and mainline railway station with its links to London Liverpool Street and regenerated seafront. An early viewing is strongly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 16'11 x 11'7 Lounge
- 11'7 x 9'1 Kitchen
- Shower Room
- Fully Double Glazed
- Garage
- Gas Central Heating (n/t)
- Off Street Parking
- Council Tax Band C
- EPC Rating C



**Price £285,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE PORCH

Double glazed entrance door to:

### ENTRANCE HALLWAY

Two storage cupboards. One storage cupboard housing combination gas boiler. Loft access. Radiator. Door to:

### LOUNGE

16'11 x 11'7

Radiator. Double glazed window to front and side.





## KITCHEN

11'7 x 9'1

Fitted kitchen suite comprising marble effect square edge work surfaces with Crème wall mounted units with cupboards and drawers below. Inset five ring gas cooker with extractor hood above. Inset gas oven. Inset microwave. Inset single bowl stainless steel sink unit with mixer tap. Inset dishwasher (all appliances not tested). Space for washing machine. Tiled splashbacks. Radiator. Double glazed window to side. UPVC Double glazed door to garden.



## SHOWER ROOM

7'2 x 6'6

Three piece suite comprising curved step in shower cubicle. Vanity hand wash sink basin. Low level W.C. Heated towel rail. Double glazed window to side.



### BEDROOM ONE

12'4 x 9'11

Radiator. Double glazed window to front.



### BEDROOM TWO

11'8 x 10'

Built in storage cupboard. Radiator. Double glazed sliding door to conservatory.



### BEDROOM THREE

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



### CONSERVATORY

Fully double glazed. Electric radiator. Double glazed double doors to garden.





## OUTSIDE REAR

Partly paved patio area with the remainder being laid to lawn. Wooden storage shed. Side access leading to outside front and garage.



## OUTSIDE FRONT

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



## SOLAR PANELS

Vendor has advised us the solar panels are owned outright.

## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2025/2026 £1899.92 Per Annum

Any Additional Property Charges: N/A

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: N/A

## JB 02/26

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.

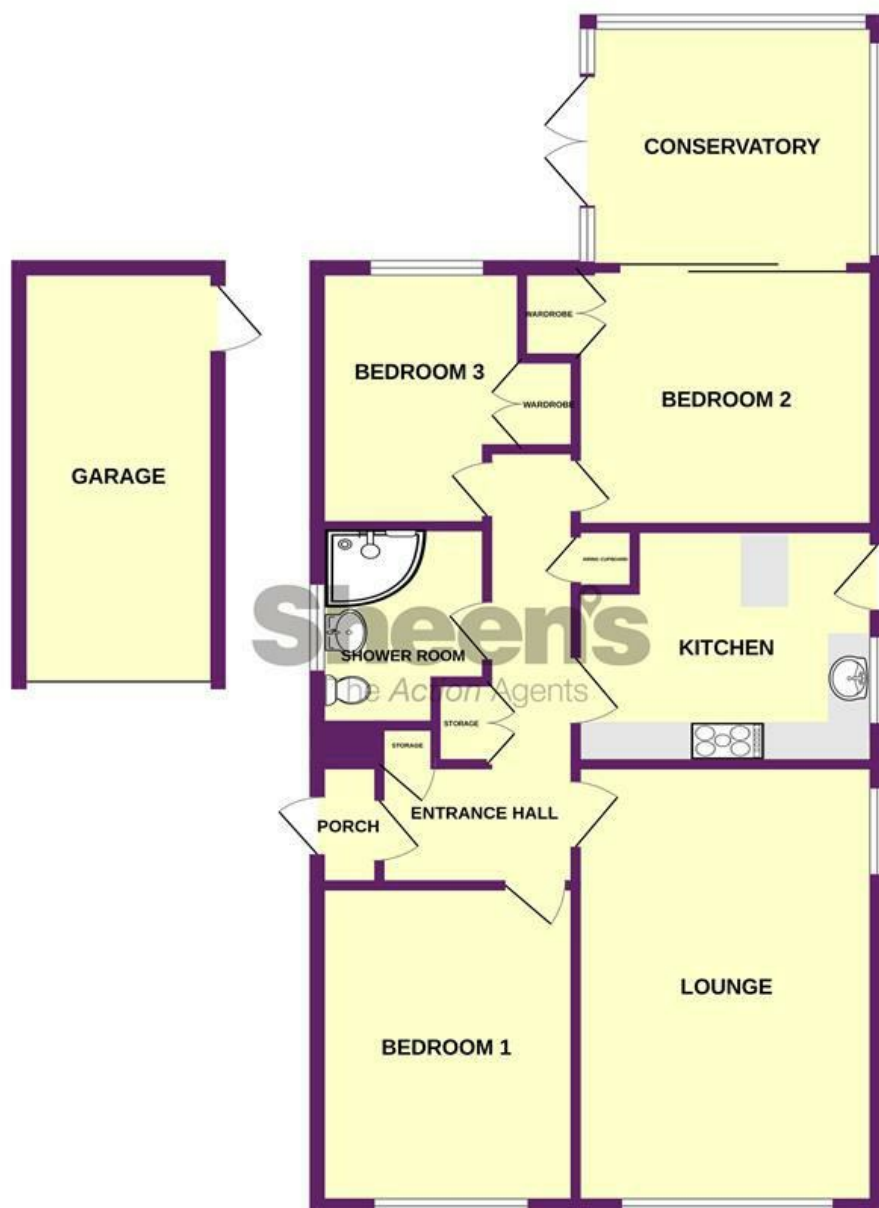
## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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GROUND FLOOR  
996 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.6 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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA

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**Sheen's**  
The Action Agents