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Sheen's
The *Action* Agents



The Greenway
Great Clacton, CO15 4NB

Sheen's Estate Agents are pleased to offer for sale this ONE BEDROOM SEMI-DETACHED BUNGALOW located in Great Clacton. Clacton-on-Sea's town centre, sea front and mainline railway station are situated within two miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- 12'1 x 11'8 Bedroom
- 11'5 x 10'2 Lounge
- 12'9 x 7'11 Kitchen
- 11'5 x 8'6 Conservatory
- Bathroom
- Gas Central Heating (n/t)
- Approximate 60' Rear Garden
- Driveway Providing Off Street Parking
- EPC Rating D
- Council Tax Band A







Price £175,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to:

ENTRANCE HALL

Door to:

LOUNGE

11'5 x 10'2

Radiator. Double glazed sliding door leading to:





CONSERVATORY

11'5 x 8'6

Radiator. Double glazed windows to sides and rear. UPVC double glazed door leading onto the rear garden.



KITCHEN

12'9 x 7'11

Fitted kitchen suite comprising: Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Space for cooker. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Cupboard housing wall mounted gas boiler (not tested). Double glazed window to side. Door to:







BEDROOM

12'1 x 11'8

Radiator. Double glazed windows to front and side.





BATHROOM

Three piece white suite comprising: Low level W.C. Pedestal hand wash sink basin with a stainless steel mixer tap. Panel bath with wall mounted shower attachment above. Heated towel rail. Fully tiled. Double glazed window to side.



OUTSIDE FRONT

Hard standing area which provides off street parking for multiple vehicles with side pedestrian access leading to the outside rear.





OUTSIDE REAR

Patio paved area with remainder being laid to lawn. Enclosed by panel fencing. Storage shed. Side pedestrian access leading to outside front.





Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council
Council Tax Band: A
Payable 2026/2027 £1483.98 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains Sewerage (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

BA 11/26

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.

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



CO15 4NB

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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