110 Old Road, Clacton On Sea, Essex, CO15 3AA
01255 475444 clacton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents

Coolyne Way
Great Clacton, CO15 4NJ

Located in 'Great Clacton', Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI DETACHED BUNGALOW. The bungalow benefits from being offered with NO ONWARD CHAIN and having off street parking. The bungalow is positioned within 1 mile of Clacton's Brook Retail & Country Park. The bungalow is situated approximately 1.3 miles from Clacton-on-Sea's train station, town centre and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- Lounge 15'9 x 11'2
- Kitchen 10' x 9'
- Conservatory
- Three Piece Shower Room
- Gas Central Heating (n/t)
- Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating D

Price £215,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALL

Loft access. Radiator. Door to:

LOUNGE

15'9 x 11'2 max

Feature fire place. Radiator. Double glazed window to rear.

KITCHEN

10'0 x 9'0

Fitted kitchen suite comprising: Grey granite effect rolled edge work surfaces with cream wall mounted cabinets with cupboards and drawers below. Inset stainless steel single drainer sink unit. Space for cooker. Space for washing machine. Space for fridge freezer. Tiled splash backs. Pantry cupboard. Radiator. Double glazed window to rear. Door to:

CONSERVATORY

9'1 x 8'4

Double glazed window to side, front and rear. Double glazed door to front. Double glazed door to garden.

SHOWER ROOM

6'6 x 5'6 max

Three piece suite comprising: Low level W.C. Pedestal wash hand sink basin. Shower cubical with wall mounted shower attachment above (not tested). Partly tiled walls. Radiator. Double glazed window to side.

BEDROOM ONE

14'6 x 11'2

Radiator. Double glazed window to front.

BEDROOM TWO

9'9 x 9'0

Radiator. Double glazed window to front.

OUTSIDE REAR

Partly paved patio area with the remainder being laid to lawn. Wooden storage shed. Enclosed by panel fencing.

OUTSIDE FRONT

Majority paved patio area providing off street parking for multiple vehicles. Wooden storage shed.

Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; B Payable 2026/2027 £1731.31 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.

JB 07/26

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.

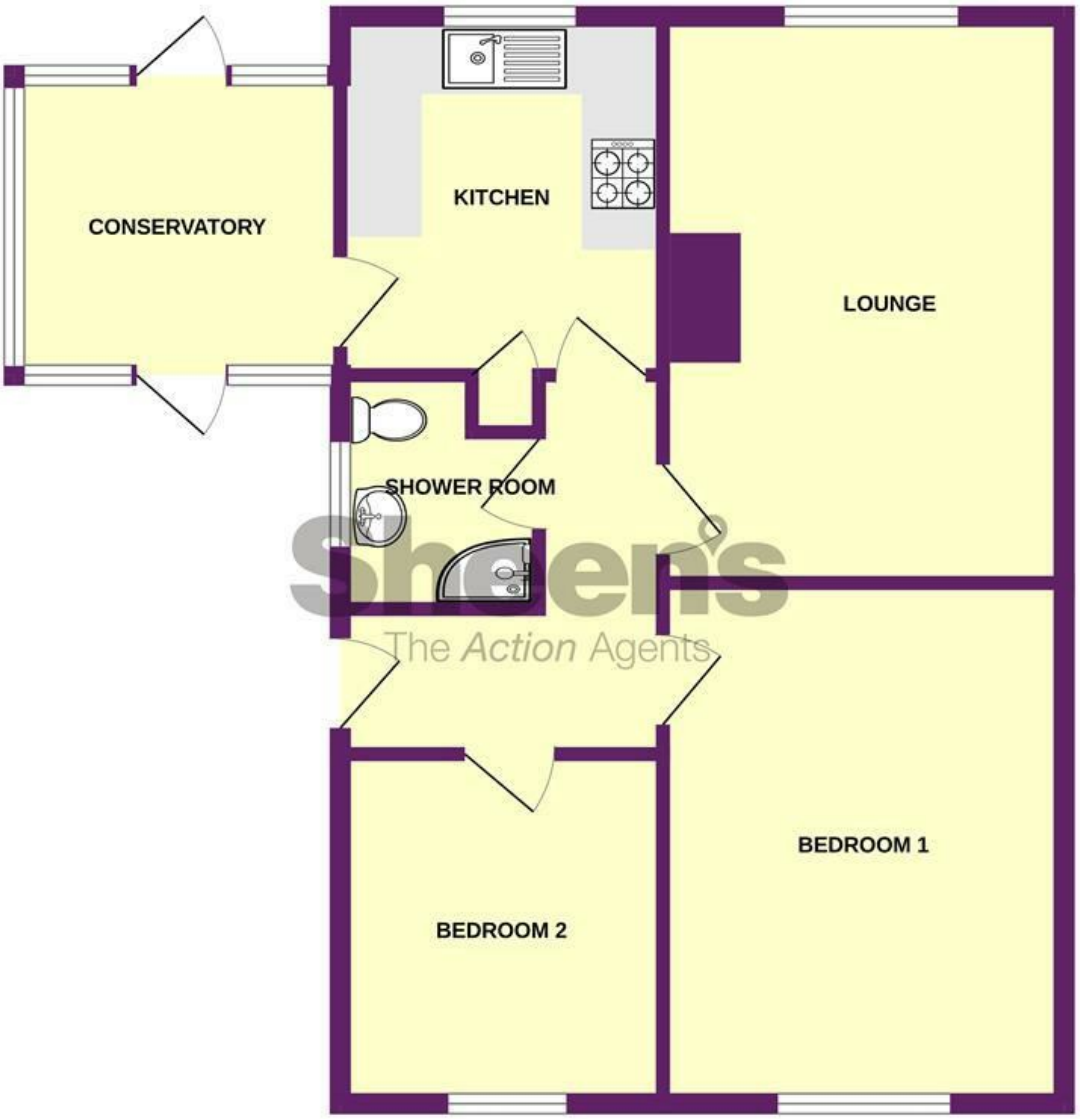
Particular Disclaimer

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
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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

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