



## Gorse Lane Great Clacton, CO15 4RP

This delightful EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW offers a perfect blend of comfort and style in the popular area of Great Clacton. The interior boasts beautiful presentation throughout, ensuring a warm and inviting atmosphere. The south-facing garden is a standout feature, allowing for plenty of sunlight and creating a lovely outdoor space to enjoy during the warmer months. Located approximately two miles from Clacton Town Centre, residents can enjoy easy access to a variety of shops, restaurants, and local amenities, making it an ideal location for both families and retirees alike. We highly recommend viewing this property to fully appreciate accommodation and décor on offer.

- Two Bedrooms
- 12'3 x 12' Lounge
- 8'10 Fitted Kitchen
- 14'5 Sun Room With Utility Space
- Modern Three Piece Bathroom
- Gas Central Heating (n/t)
- Fully Double Glazed
- Approx. 38' South Facing Garden
- Off Street Parking
- EPC Rating D & Council Tax B

Price £235,000 Freehold



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed modern composite entrance door to:

### ENTRANCE HALLWAY

Karndean wood effect flooring. Loft access. Built in storage cupboard. Radiator. Doors to:



### BEDROOM ONE

11'11 x 10'9

Radiator. Double glazed oriel bay window to front.



### BEDROOM TWO

10'5 x 8'11

Radiator. Double glazed window to rear.



## BATHROOM

Modern three piece bathroom suite. Comprises 'P' shape panel bath with modern shower units over. Glazed shower screen. Concealed cistern low level W.C. Vanity unit with wood effect front storage under and white stone surfaces. Tiled splash backs. Tiled flooring. Heated towel rail. Frosted glazed window.



## LOUNGE

12'3 into bay x 12'2 max

Feature log burner with wooden mantel. Radiator. Double glazed square bay window to front.



## KITCHEN

8'10 x 7'1

Fitted with a modern kitchen. Comprises range of white grove panel fronted units. Square edge wood panel work surfaces. Cupboards and drawers below. Matching wall mounted units. Inset single drainer sink unit with mixer tap. Inset four ring ceramic electric hob with under counter electric oven (all appliances not tested). Tiled splash backs. Tiled wood effect panel flooring. Built in storage cupboard housing gas combination boiler (not tested). Double glazed window to side. Internal glazed windows and glazed panel door to Sun Lounge with Utility Space.



## SUN LOUNGE/UTILITY SPACE

14'5 x 6'10

Wood panel flooring. Radiator. Double glazed windows to sides and rear overlooking garden. Double glazed French style doors to Garden.



## OUTSIDE - FRONT

Shingled driveway providing off street parking. Lawned areas. Part enclosed to front with small brick wall and shrubs. Gate gives side pedestrian access to:

### OUTSIDE - REAR

Approx 38' South facing rear garden. Mainly laid to lawn. Flower and shrub borders. Timber storage shed. Enclosed by panel fencing.



### ALTERNATE VIEW OF GARDEN



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2025/2026 £1662.43 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

## JE 0226

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

## Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.



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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The Action Agents