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Sheen's
The *Action* Agents

Jameson Road
Clacton-on-Sea, CO15 2AW

Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW. The property benefits from having an approximately 94 FOOT GARDEN. The property is located 0.75 miles from Clacton-on-Sea's town centre and mainline railway station with its direct links to London Liverpool Street. The property is situated within 0.9 miles of West Clacton's Martello Bay and beaches. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 19'7 x 10'3 Lounge
- 11'2 x 9'8 Kitchen
- 7'1 x 5'5 Bathroom
- 94' Garden
- Gas Central Heating (n/t)
- Garage
- Off Street Parking
- Council Tax Band C
- EPC Rating D

Price £259,200 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

ENTRANCE HALL

Radiator. Loft access.

LOUNGE

19'7 x 10'3 max

Feature fireplace. Two radiators. Double glazed window to side and rear. Double glazed sliding door to conservatory. Door to:

UTILITY AREA

9'2 x 3'3

Space for washing machine. Double glazed window to side. UPVC Double glazed door to outside front.

CONSERVATORY

17'1 x 7'7

Space for freezer. Radiator. Double glazed window to side and front. Double glazed double doors to garden.

KITCHEN

11'2 x 9'8

Granite effect rolled edge work surfaces with Beige wall mounted cabinets with cupboards and drawers below. Cupboard housing gas combination boiler. Inset one and a half bowl stainless steel sink unit with mixer tap. Space for fridge. Space for cooker. Space for dryer. Extractor hood. (All appliances not tested). Tiled splashbacks. Radiator. Double glazed window to side.

BATHROOM

7'1 x 5'5

Three piece suite comprising low level W.C. Pedestal wash hand sink basin. Step in mobility bath. Heated towel rail. Fully tiled walls. Double glazed window to side.

BEDROOM ONE

9'4 x 9'1

Radiator. Double glazed window to front.

BEDROOM TWO

10'9 x 8'1

Radiator. Double glazed window to side.

BEDROOM THREE

10' x 9'4 narrowing to 7'

Radiator. Double glazed window to front.

OUTSIDE REAR

Paved patio area leading to decking area. Remainder being laid to lawn. Two wooden storage sheds. Enclosed by panelled fencing. Side access leading to the outside front.

OUTSIDE FRONT

Paved patio providing off street parking for multiple vehicles.

GARAGE

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:

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:

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 04/26

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.

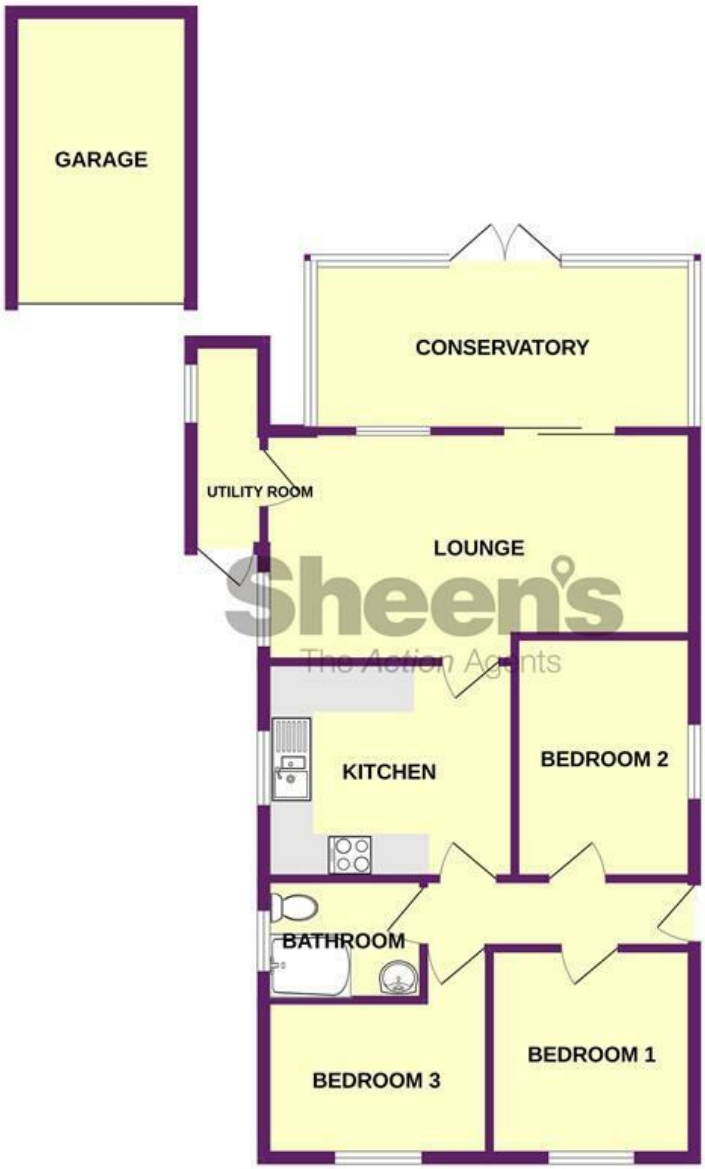
Particular Disclaimer

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
881 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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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