

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Kingston Mews Clacton-On-Sea, CO15 3GR

Having been extensively modernised throughout by the current vendor is this spacious THREE DOUBLE BEDROOM DETACHED BUNGALOW which was built Circa 2003. The property is located in the popular Essex coastal town of Clacton-on-Sea and is situated in a Mews Position around one mile from Clacton's town centre, sea front and mainline railway station. An early internal inspection is strongly advised to appreciate the impressive accommodation and decor on offer at this 'move in ready' home.

- Three Double Bedrooms
- Modern En-Suite Shower Room
- 19'2 x 11'4 Lounge
- 14'6 x 8'6 Sun Room/Dining Room
- Modern Three Piece Shower Room
- 11'8 Modern Fitted Kitchen
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- Approx 38' max. Rear Garden
- EPC D & Council Tax D



Price £375,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Leaded light effect double glazed composite entrance door to:

ENTRANCE HALLWAY

Radiator. Dado rail. Loft access. Built in airing cupboard with radiator. Additional built in double cloak cupboard into small bedroom.



BEDROOM ONE

14'7 x 11'4

Built in wardrobe. Radiator. Space for super king bed. Double glazed window to rear garden. Door to en-suite.



ALTERNATE VIEW OF BEDROOM ONE



EN-SUITE

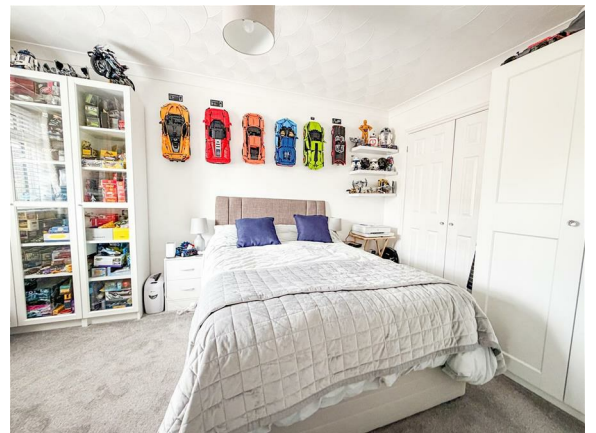
Modern three piece White suite (Fitted January 2023) comprising larger walk in shower cubicle with glazed shower screen. Tiled splashbacks, Integrated shower. Vanity wash hand basin with Matte grey storage drawers below. Low level W.C. Chrome effect heated towel rail. Tiled effect flooring. Extractor fan (not tested). Double glazed window to side.



BEDROOM TWO

13'11 x 8'9

Built in double wardrobe. Radiator. Double glazed window to front.



BEDROOM THREE

11'8 x 9'1

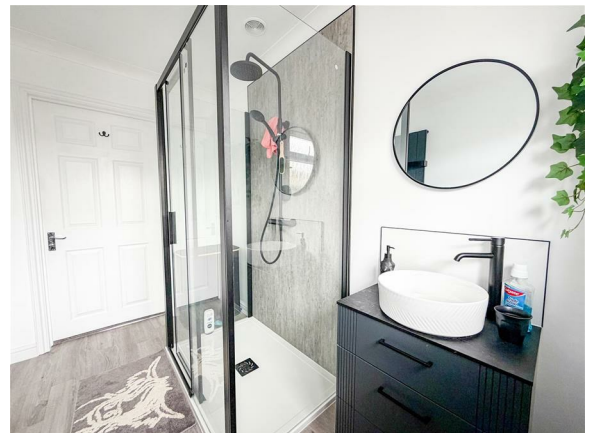
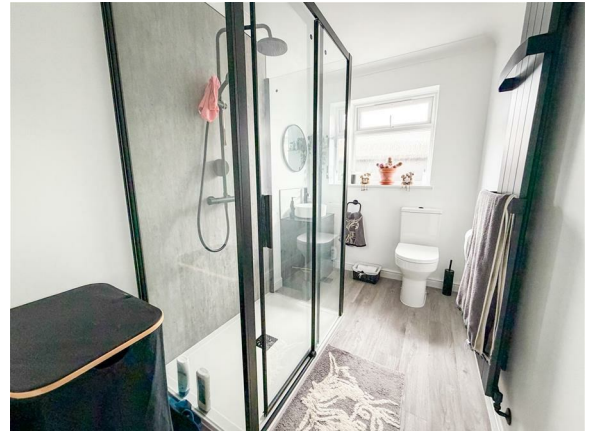
Radiator. Double glazed window to side.



SHOWER ROOM

9'1 x 5'8

Fitted with a modern three piece shower suite (Fitted November 2024) comprising designer double width shower cubicle with sliding door with integrated aqualisa shower unit with additional rainfall shower attachment. Designer circular bowl ceramic sink unit with vanity unit and Black storage drawers below with independent mixer tap and tiled splashbacks. Tall Matte Black designer towel radiator. Low level W.C. Wood effect flooring. Double glazed window to side.



KITCHEN

11'8 x 10'4

Fitted with a modern kitchen suite (Fitted January 2023) comprising matte Grey panelled fronted units with marble effect square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units incorporating wine rack, under counter large pan storage drawers. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Integrated dishwasher. Integrated tall fridge. Inset four ring gas hob with part glazed black metal extractor hood above and glass splashback. Inset high level double electric oven. (All appliances not tested). Space and plumbing for washing machine. Chest freezer space. Tiled splashbacks. Wood effect flooring. Radiator. Double glazed window to front. Double glazed door to side.



LOUNGE

19'2 x 11'4

Radiator. Double glazed window to rear. Double glazed double doors with matching side double glazed picture windows to sun room.



SUN ROOM/DINING ROOM

14'6 x 8'6

Part brick construction with vaulted solid roof with three glazed skylights. Double glazed windows with fitted integral blinds to sides and rear overlooking garden. Grey wood Carndene style flooring. Wall mounted electric heater (not tested). Double glazed doors with integrated blinds to rear garden.



OUTSIDE FRONT

Block paved front garden providing off street parking for numerous vehicles. Integral garage with electric roller door (not tested). Remainder of the front garden is laid to lawn. Gate giving side pedestrian access to outside rear garden.



OUTSIDE REAR

Outside rear garden is approximately 38' max. Block paved patio area with the remainder being laid to lawn with an array of flower, shrub and slate borders. Enclosed by panelled fencing.



ALTERNATE VIEW OF GARDEN



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D; Payable 2026/2027 £2225.97 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.

JE 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

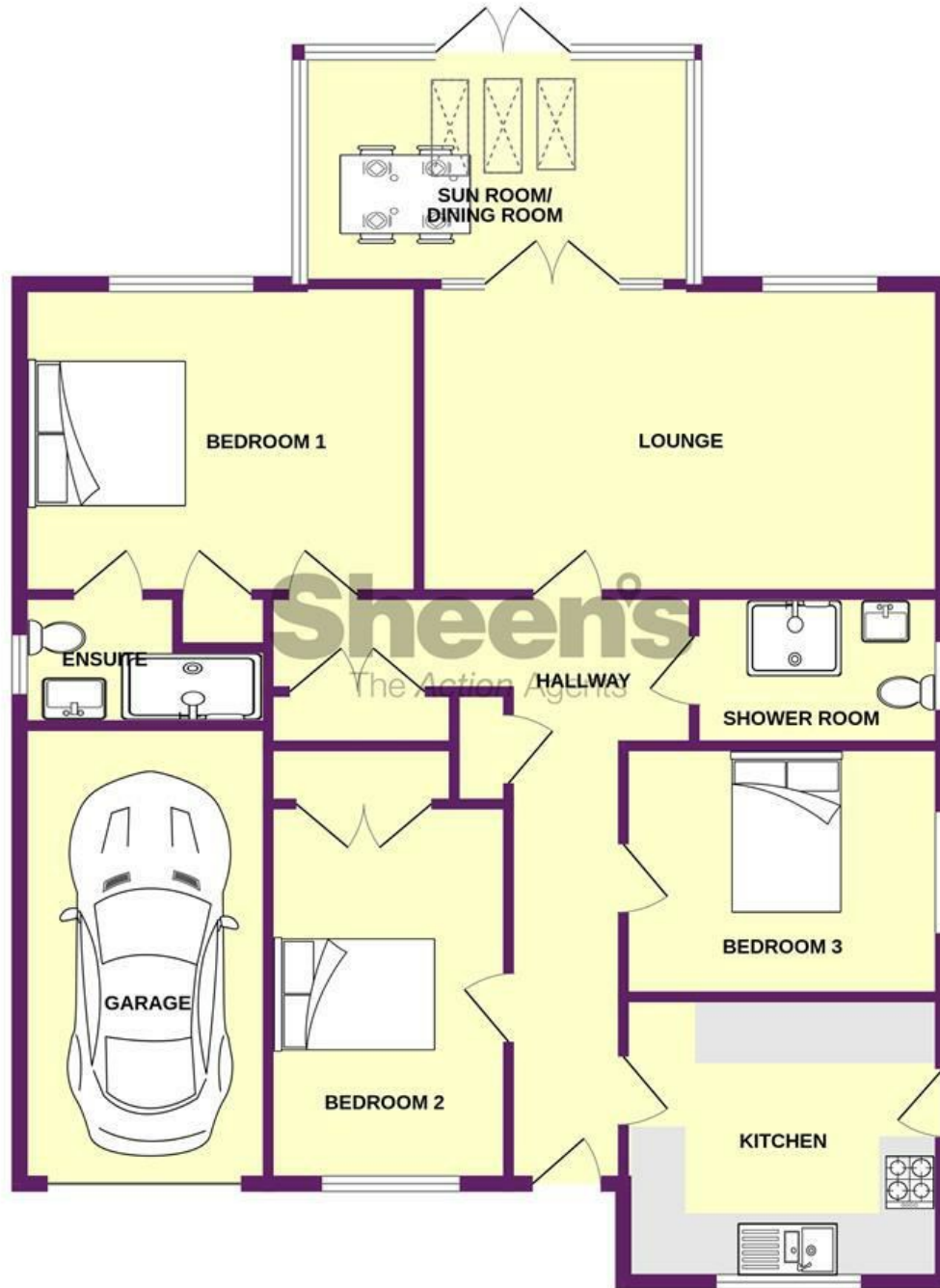
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



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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