



## Avondale Road East Clacton, CO15 6ER

\*\*\*GUIDE PRICE £280,000-£290,000\*\*\* A rare chance to acquire this EXTENDED character THREE BEDROOM DETACHED CHALET BUNGALOW in the popular coastal area of East Clacton. The regenerated beaches and sea front along with the mainline railway station with its direct links into London Liverpool Street are within 500 metres. The property has an impressive extension which includes modern open plan living space with Bi-Fold doors onto the landscaped rear garden. Offering lots of character and a well loved garden, a viewing is strongly advised to appreciate the accommodation on offer.

- Two Ground Floor Bedrooms
- Extended Open Plan Living
- 20'3 x 10'4 Family/Dining Room
- 17'9 Modern Fitted Kitchen
- Lounge with Feature Bay Window
- Utility Room & G/Floor Bathroom
- 37' x 44' Landscaped Garden
- Off Street Parking
- No Onward Chain
- EPC Rating E & Council Tax D



**Guide Price £280,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes: Multi panel glazed wooden entrance door to entrance porch.

### ENTRANCE PORCH

Decorative tiled flooring with further ----- glazed wooden entrance door to;



### ENTRANCE HALL

Stair flight to first floor. Under stairs storage cupboard. Radiator. Dado rail. Doors to;



## BEDROOM ONE

14'1 inter bay x 10'7

Range of fitted wardrobes. with cupboards over bed space. Fitted dresser unit. Picture rail. Two radiators. Double glazed bay window to front.



## BEDROOM TWO

13'1 x 9'1

Radiator. Picture rail. Double glazed window to rear.



## LOUNGE

13'1 x12'2 plus pentagonal shaped corner bay

Feature fireplace with inset electric fire (not tested). Picture rail.  
Pentagonal shaped corner bay window. Radiator.



## FEATURE PENTAGONAL LOUNGE BAY



## UTILITY ROOM

6'11 x 5'4

Built in airing cupboard. Space and plumbing for washing machine and tumble dryer. Wood effect flooring. Dado rail. Door to bathroom.



## BATHROOM

8'5 x 7'9

Fitted with a four piece white suite comprising panelled bath with mixer tap and shower attachment. Pedestal hand wash basin. Low level W.C. Independent shower cubicle. Part tiled wall. Tiled flooring. Built in vanity unit. Double glazed window to rear.



OPEN PLAN LIVING SPACE



FAMILY/DINING ROOM

20'3 x 10'4

Wood effect flooring. Radiator. Double glazed bifold doors opening onto rear garden. Open access onto kitchen area.



## KITCHEN AREA

17'8 x 6'8

Open plan living space comprises white gloss laminate fronted kitchen units. Laminated rolled edge work surfaces with cupboards and draws below. Range of matching wall mounted units. Feature island incorporating breakfast bar with cupboards below. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring ceramic hob with glass splashback and concealed extractor hood above. Inset high level double electric oven (not tested). Integrated tall fridge/freezer. Integrated dish washer (appliances not tested). Tile splashbacks. Double glazed window overlooking rear garden. Double glazed window to front. Two Velux windows in vaulted ceiling. Double glazed door to side. Wood effect flooring. Sunken spotlights.



FIRST FLOOR

### BEDROOM THREE

16'1 x 13'1 inter bay

Built in eaves storage cupboard. Radiator. Double glazed window to front. Feature vaulted lantern window.



### OUTSIDE FRONT

Front garden is laid to lawn. Partially enclosed by hedging. Hard standing area providing off street parking for numerous vehicles. Part panelled fencing. Gate gives side access to outside rear garden.



## OUTSIDE REAR

Landscaped rear garden which is mainly laid to lawn with an array of mature flower and shrub borders. Array of timber storage sheds to remain. Hard standing patio area. Additional wooden decked patio area from the by folding doors from the open plan living space. 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

### JE 0625

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.





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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