



## Queens Road Clacton-On-Sea, CO15 1AB

Situated on the popular Royal's Development in Clacton-on-Sea, Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property benefits from a beautiful low maintenance Rear Garden. Clacton-on-Sea's seafront is located approximately a quarter of a mile away with the Clacton town centre and mainline railway station approximately two miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 13'3 x 12'4 Lounge
- 13'2 x 10'6 Kitchen
- Shower Room
- Beautiful Landscaped Garden
- Detached Garage
- Gas Central Heating (n/t)
- Fully Double Glazed
- Council Tax Band B
- EPC Rating TBC



**Price £275,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door leading to:

### ENTRANCE HALL

Storage cupboard. Loft access. Radiator. Double glazed window to front. Door to:



### LOUNGE

13'3 x 12'4

Double glazed bay window to rear.



## KITCHEN

13'2 x 10'6

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset single drainer stainless steel sink unit. Space for gas cooker with extractor hood above (not tested). Space and plumbing for washing machine. Space for fridge and freezer. Selection of White gloss fronted wall units with cupboards and drawers at both eye and floor level. Tiled splashbacks. Wall mounted gas combination boiler (not tested). Radiator. Double glazed windows to side and rear. UPVC Double glazed door leading to the rear garden.



## BEDROOM ONE

14'3 x 9'7

Radiator. Double glazed bay window to front.



## BEDROOM TWO

12' x 8'8

Radiator. Double glazed bay window to front.



## SHOWER ROOM

Two piece suite comprising a vanity hand wash sink basin with stainless steel mixer tap. Step in shower cubicle with wall mounted electric shower and shower head attachment above (not tested). Heated towel rail. Double glazed window to side.



### SEPERATE W.C.

Comprising low level W.C. Double glazed window to side.



### OUTSIDE FRONT

Paved path leading to front entrance door with the remainder being stone shingled. Enclosed by a small brick built wall. Shared access to side leading to garage.



### GARAGE

Electric garage door (not tested). Electric and power.



## OUTSIDE REAR

Mainly being patio paved with the remainder being laid to lawn. Enclosed by panelled fencing. One wooden storage shed. Side pedestrian access leading to the outside front.



## ALTERNATIVE VIEW OF OUTSIDE REAR



## 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: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage  
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

## BA 02/26

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](http://www.sheens.co.uk).

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### 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

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

**Sheen's**  
The Action Agents