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



Balmoral Avenue
Clacton-on-Sea, CO15 2AJ

Offered with No Onward Chain in the Essex coastal town of Clacton-on-Sea is this TWO BEDROOM DETACHED BUNGALOW. Clacton's town centre, sea front and mainline railway station are positioned around three quarters of a mile away. The property is in need of some modernisations and is the perfect opportunity for those looking to make something their own and an early viewing is advised.

- Two Bedrooms
- 16'4 x 11'11 max Lounge
- 9'4 x 7'7 Kitchen
- 18'3 x 9'1 Sun Lounge
- Three Piece Shower Room
- Gas Central Heating (n/t)
- Approx 45' Rear Garden
- Garage & Off Street Parking
- No Onward Chain
- EPC Rating D & Council Tax B







Price £200,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE PORCH



8'2 x 3'4

Double glazed windows to side. Double glazed door to rear. Further double glazed entrance door to Entrance Hallway.

ENTRANCE HALLWAY



Radiator. Doors to:

BEDROOM ONE



11'11 x 10'5

Radiator. Double glazed window to rear Sun Lounge.

BEDROOM TWO

8'4 x 7'11

Radiator. Double glazed window to front.



SHOWER ROOM

6'8 x 4'11

Fitted shower tray with integrated shower over. Low level W.C. Pedestal wash hand basin. Radiator. Part tiled walls. Double glazed window to side.





LOUNGE

16'4 into bay x 11'11 nar 10'5

Two radiators. Feature fireplace with inset electric fire (not tested). Double glazed bay window to front.



KITCHEN

9'9 x 7'7

Fitted with a range of laminate panel fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Cooker space. Space and plumbing for washing machine. Tall fridge/freezer space. Tiled splash backs. Radiator. Wall mounted gas boiler (not tested). Double glazed window to side. Single glazed window and internal door to Sun Lounge.





SUN LOUNGE

18'3 x 9'1

Wall mounted electric heater (not tested). Poly carbonate roof. Two feature single glazed arched windows to side. Two double glazed windows to rear. Multi panel glazed wooden door to garden.

OUTSIDE - FRONT

Front garden is laid to lawn with array of shrubs. Part enclosed by small panel fencing. Hardstanding area providing off street parking for multiple vehicles leading to detached garage with up and over door. Gate gives side pedestrian access to rear garden.



OUTSIDE - REAR

Approx 45' rear garden. Mainly laid to lawn with array of shrub borders. Enclosed by panel fencing. Timber storage shed. Hard standing patio areas.





Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band B ; Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: no

Agents Note: Please be aware a previous purchaser had a survey carried out on the property which pointed out there may have been some historical movement as well as some potential movement to the front bay window. Further details can be obtained from Sheen's Estate Agents.

JE 1025

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.

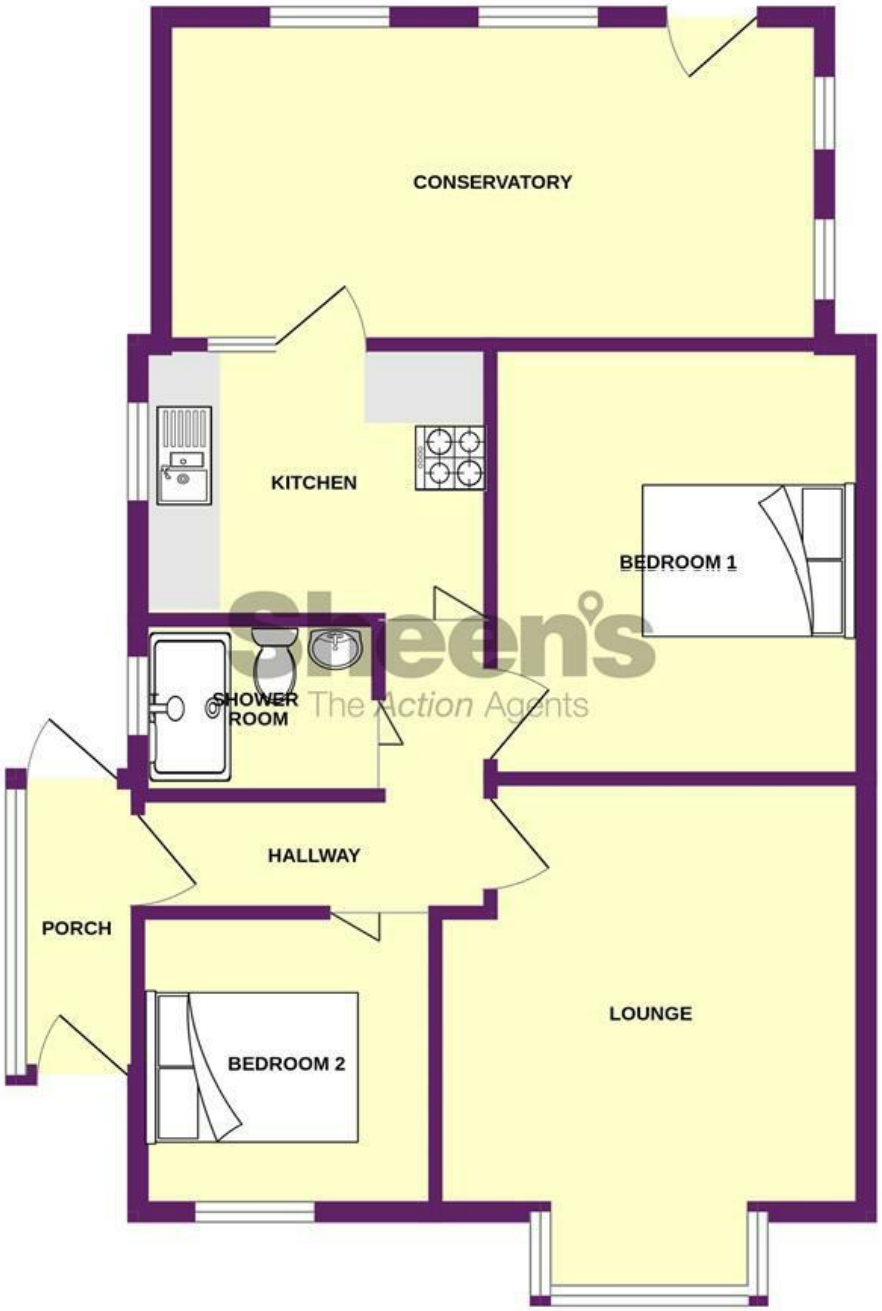
Particular Disclaimer

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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