



Jubilee Avenue Great Clacton, CO16 9QT

Sheen's Estate Agents are pleased to offer this THREE BEDROOM SEMI-DETACHED BUNGALOW. This property benefits from being at the end of a 'Cul-de-sac' position. Brook Retail and Country Park are located within quarter of a mile with the property also positioned within two miles of Clacton's town centre, sea front and mainline railway station with its direct links to London Liverpool Street. An inspection is highly advised to appreciate the accommodation this property has to offer.

- Three Bedrooms
- 21'5 x 14'9 Lounge
- 11'9 x 10' Kitchen
- Gas Central Heating (n/t)
- Two Bath/Shower Rooms
- Dining Room & Conservatory
- Off Street Parking
- Side & Rear Garden
- Council Tax Band C
- EPC Rating C



Price £325,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

KITCHEN

11'9 x 10'

Fitted with a range of wall mounted white fronted panelled units. Comprising; square edge work surfaces with cupboards and drawers below. inset sink unit with mixer tap. Cupboard housing gas combination boiler (not tested). Integrated fridge. Gas cooker with four ring gas hob above with extractor fan. Space and plumbing for washing machine. Radiator. Open access to lounge. Double glazed window to front and side. Door leading to outside side and rear.



LOUNGE

21'5 x 14'9 nar to 12'9

Double glazed bay window to side and front. Two radiators,



DINING ROOM

10' x 9'9

Wall mounted white gloss fronted units with square edge work surfaces with cupboards below. Space for double fridge/freezer. Radiator. Sliding doors leading to conservatory.



BATHROOM

Low level W/C. Pedestal hand wash basin. Panelled bath. Fully tiled walls. Radiator. Double glazed window to side.



CONSERVATORY

20'4 x 9'

Radiator. Double glazed windows to rear. Sliding doors leading to outside rear.



BEDROOM ONE

14'1 x 10'

Radiator. Double glazed window to rear.



BEDROOM TWO

12'4 x 10'

Built in wardrobes. Radiator. Double glazed window to rear.



BEDROOM THREE

14'1 x 7'9

Built in wardrobes. Radiator. Double glazed window to front.



SHOWER ROOM

Low level W/C. Pedestal hand wash basin. Cornered shower cubical with wall mounted shower attachment (not tested). Heated towel rail.



OUTSIDE FRONT

Area covered with grey slate. Block paved area providing off street parking.



OUTSIDE REAR

Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing. Two wooden storage sheds. Side pedestrian access to the front.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band - C ; Payable 2025/2026 £1899.92 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:

EH 12/25

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.

Draft Details

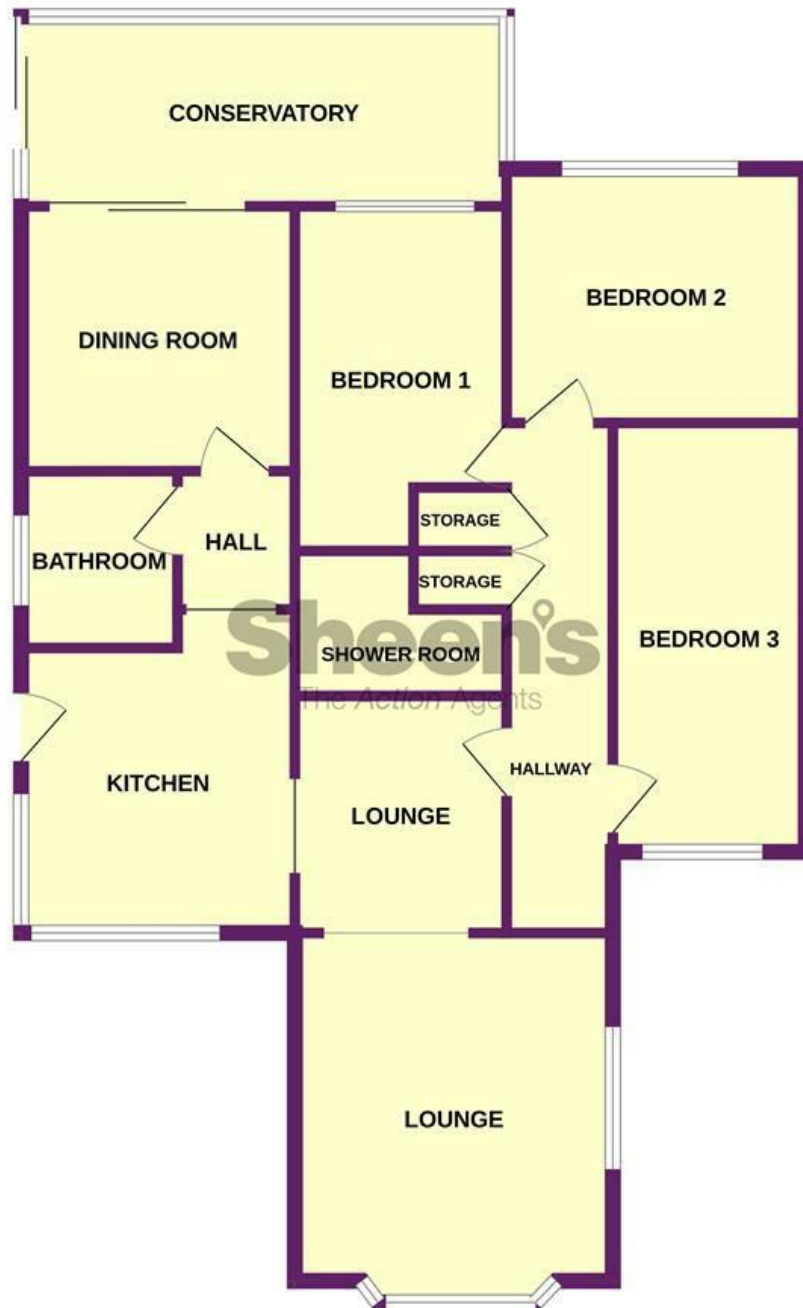
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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.



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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