



Hunt Drive Clacton-On-Sea, CO16 8EE

Situated on the Popular Cann Hall development and being offered with NO ONWARD CHAIN. Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is situated with one and a half miles of Clacton's Town centre, Mainline railway station and seafront.

- Two Bedrooms
- 19'2 Lounge
- 11'3 Kitchen
- No Onward Chain
- Double Glazed Windows
- Gas Central Heating
- Front And Rear Gardens
- Garage And Off Street Parking
- Council Tax Band B
- EPC Rating TBC



Price £205,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to entrance hallway.

ENTRANCE HALLWAY

Loft access. Radiator. Doors to:

LOUNGE

19'2 x 11'5

Double glazed window to front. Radiator.



BEDROOM TWO

10'10 x 9'5

Double glazed window to front. Radiator.



BEDROOM ONE

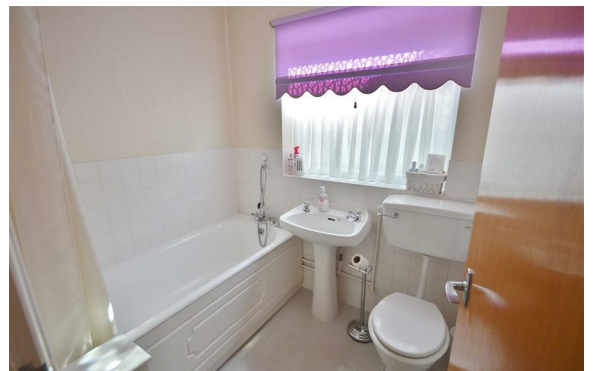
14' 4 x 9'5

Double glazed window to rear. Radiator. Fitted wardrobe. Built in storage cupboard.



BATHROOM

Suite comprising of low level W.C. Pedestal hand wash basin. Panelled bath with shower attachment. Radiator. Double glazed window to side.



KITCHEN

11'3 x 9'4

Comprises laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for washing machine, fridge freezer and cooker. Floor standing gas boiler (not tested). Selection of matching cupboards and drawers at both eye and floor level. Airing cupboard. Built in storage cupboard. Double glazed window to rear. Double glazed door leading to garden.



REAR GARDEN

Being mainly laid to lawn with patio area to rear. Enclosed by panelled fencing. Shrub borders. Timber storage shed. Side pedestrian access to front via side gate.



OUTSIDE FRONT

Driveway providing off street parking leading to garage with an up and over door and courtesy door to garden. Remainder being laid to lawn.

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:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband):

Non-Standard Property Features To Note:

LE 10/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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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