



Woolner Road Clacton-On-Sea, CO16 8YW

Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW. Located in the Cann Hall estate, the property is situated within 250m of Clacton-on-Sea's Brook park shopping centre and country park. The property benefits from having a rear garden which is approximately 55'. Clacton-on-Sea's town centre, seafront and mainline railway station is just over 1 mile away. An early viewing is strongly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 21'11 x 10 Lounge
- 11'10 x 9'2 Kitchen
- En-Suite Shower Room
- Approx 55' Rear Garden
- Garage
- Gas Central Heating (n/t)
- Off Street Parking
- Council Tax Band D
- EPC Rating D

Price £315,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Cupboard housing gas combination boiler. Cupboard housing Electric & Gas Meters. Additional storage cupboard. Radiator. Double glazed window to side.

LOUNGE

21'11 x 10'

Double glazed window to rear. Double glazed sliding door to garden. Open access to:



DINING ROOM

11' x 9'5

Built in storage cupboard. Radiator.



KITCHEN

11'10 x 9'2

Fitted with a range of white fronted units with marble effect rolled edge work surfaces with cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Inset five ring electric hob with extractor hood above (not tested). Integrated fridge. Inset oven (not tested). Space for dishwasher. Space and plumbing behind cupboard for washing machine. Double glazed window to side. Double glazed door leading to garden.



BEDROOM ONE

16'10" narrowing to 12'6" x 11'8"

Built in wardrobe. Radiator. Double glazed window to front. Door to:



EN-SUITE SHOWER ROOM

6'11 x 4'11

Three piece white suite comprising low level W.C. Wash hand basin with cupboard below. Step in shower cubicle with integrated shower unit. Part tiled walls. Double glazed window to side.



BEDROOM TWO

12'4 x 9'10

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



BEDROOM THREE

9'10 x 10'11

Storage cupboard. Radiator. Double glazed window to side.



SHOWER ROOM

Three piece white suite comprising low level W.C. Vanity wash hand basin with cupboard below. Step in shower cubicle with integrated shower unit. Heated towel rail. Double glazed window to side.



GARAGE



OUTSIDE FRONT

Block paved driveway providing off street parking for multiple vehicles with remainder been stone shingled. Side pedestrian access via sides to Outside Rear.



OUTSIDE REAR

Majority patio paved garden with the rest being laid to lawn. Two storage sheds. Side access on both sides. Access to garage.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2025/2026 £2137.41 Per Annum

Any Additional Property Charges: No

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: No

JB 10/25

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.

Particular Disclaimer

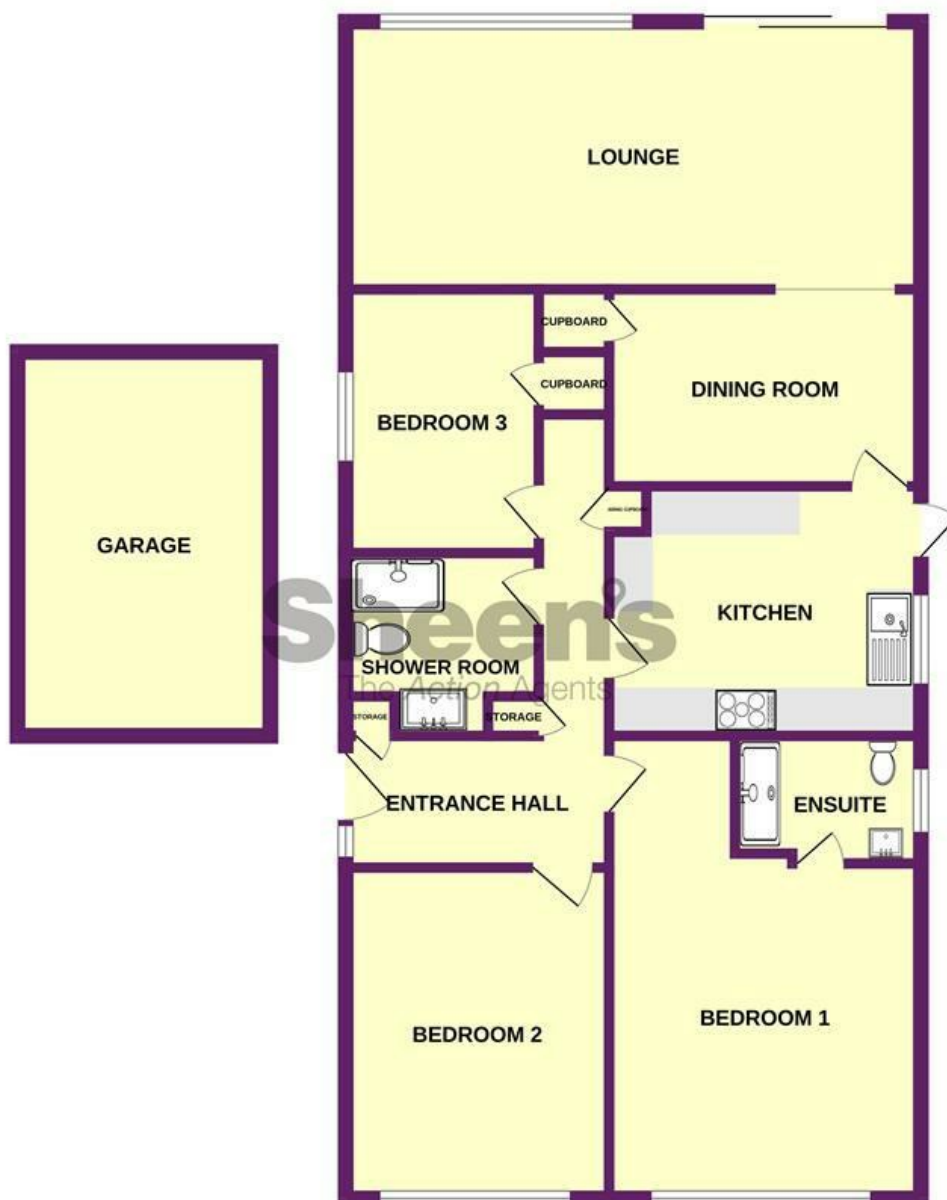
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
1077 sq.ft. (100.1 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

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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