



## Thornberry Avenue Weeley, CO16 9HN

A rare opportunity to purchase this beautifully modernised & EXTENDED THREE BEDROOM SEMI-DETACHED BUNGALOW. In the valuers opinion, the property offers good size accommodation with its 22'6 x 10'9 Lounge, 12'3 Dining Room, 50' Rear Garden, Modern Kitchen & Bathroom, 25'3 x 11'1 Garage/Workshop and Off Street Parking. An ideal location to enjoy both town and country the property is situated just quarter of a mile from Weeley mainline railway station with easy access onto the A133, A120 and A12 respectively. The seaside town of Clacton-on-Sea is positioned within five miles with the historic town of Colchester around 12 miles away. The property is immaculately presented and an early inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 22'6 x 10'9 Lounge
- 12'3 x 11' Dining Room
- 11'10 Modern Fitted Kitchen
- Modern Three Piece Bathroom
- Double Glazed Windows
- Gas Central Heating (n/t)
- Approx 50' West Facing Garden
- 25'3 x 11'1 Garage/Workshop
- EPC Rating C & Council Tax Band C



**Price £310,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite entrance door to:

### ENTRANCE HALLWAY

Wood panel flooring. Loft access. Radiator. Walk in Storage cupboard. Doors to:



### WALK IN STORAGE CUPBOARD

9'8 x 4'3

Walk in storage cupboard.

### BEDROOM ONE

14'7 x 9'9 max

Radiator. Double glazed window to front.





## BEDROOM TWO

10' x 7'9

Wood panel flooring. Radiator. Double glazed window to side.



## BEDROOM THREE

10' x 7'5

Radiator. Double glazed window to front.



## BATHROOM

8'9 x 5'11

Fitted with a modern three piece white suite. Comprises Low level WC. Vanity wash hand wash basin with storage drawers below. Panelled bath with wall mounted shower (not tested). Heated towel rail. Part tiled walls. Tiled flooring. Extractor fan (not tested). Double glazed window to side.



## KITCHEN

11'10 x 9'7

Fitted with a modern kitchen suite. Comprises range of grey gloss fronted units. Square edge wood effect laminated work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit with mixer tap. Integrated washing machine, dishwasher and fridge/freezer. Inset four ring ceramic hob with under counter electric oven and stainless steel extractor hood above. Concealed wall mounted gas combination boiler (not tested). Tiled flooring. Radiator. Double glazed window to side. Open access to Dining Room & Lounge.



## ALTERNATE VIEW OF KITCHEN



## DINING ROOM

12'3 x 11'1 max

Wood panel flooring. Radiator. Open access to Lounge.





## LOUNGE

22'6 x 10'9

Wood effect flooring. Two radiators, Double glazed windows to rear and side. Double glazed bi-fold doors leading onto garden.



## ALTERNATE VIEW OF LOUNGE & DINING ROOM



### OUTSIDE - FRONT

Driveway providing off street parking leading to garage/workshop with double wooden access doors. Additional part paved front garden. Access to side leading to rear garden.



### GARAGE/WORKSHOP

25'3 x 11'1

Double wooden entrance doors. Double glazed windows to sides and rear. Personal door from garden. Power and light connected.



### OUTSIDE - REAR

Approx 50' westerly facing rear garden. Paved patio area leading to lawned garden. Enclosed by panel fencing. Personal door to Garage/Workshop.



## ALTERNATE VIEW OF GARDEN



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

## JE 0624

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## 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.





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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