



Saxmundham Way Clacton-On-Sea, CO16 7PD

**** NO ONWARD CHAIN ****

Sheen's Estate Agents are pleased to offer for sale this **TWO BEDROOM DETACHED BUNGALOW** located on the "Grange Park Development". The property is located approximately one and a half miles away from Clacton-on-Sea's town centre, seafront and mainline railway station. A viewing is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'10 x 10'11 Lounge
- 10'10 x 10'10 Kitchen
- 11'9 x 8' Conservatory
- Bathroom
- Approximate 30' Rear Garden
- Garage & Off Street Parking
- No Onward Chain
- Council Tax Band C
- EPC Rating C



Price £225,000

Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

ENTRANCE PORCH

Double Glazed windows to side and front. UPVC double glazed door leading to:

ENTRANCE HALL

Airing cupboard. Loft access. Radiator. Door to:



LOUNGE

15'10 x 10'11

Radiator. UPVC double glazed sliding door to:



CONSERVATORY

11'9 x 8'0

Double glazed windows to side and rear. wooden glazed door leading to garage. UPVC doubled glazed door leading to Rear Garden.



KITCHEN

10'10 x 10'10

Fitted kitchen suite comprising: laminated rolled edge work surfaces. Inset single drainer sink unit with a stainless steel mixer tap. Inset four ring gas hob with oven under and extractor hood above (not tested). Space for fridge freezer. Space and plumbing for washing machine. Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splash backs. Wall mounted gas combination boiler (not tested). Radiator. Doubled glazed window to front. UPVC double glazed doors leading to Outside.



BEDROOM ONE

12'2 x 9'10

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



BEDROOM TWO

12'2 x 8'7

Radiator. Double glazed window to front.



BATHROOM

Fitted suite comprising: Low level W.C. Pedestal hand wash sink basin with a stainless steel mixer tap. Panelled bath with wall mounted shower head attachment above. Fully tiled. Heated towel rail. Double glazed window to front.



OUTSIDE FRONT

Half standing area which provides off street parking for multiple vehicles. Side access to Garage. Side pedestrian access leading Rear Garden.



GARAGE

Up and over door.

OUTSIDE REAR

Patio paved area with the remainder being laid to lawn. Enclosed by fencing and brick wall. Two wooden storage sheds. Side pedestrian access leading to the outside front.



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council
Council Tax Band; C
Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (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

BA 06/26

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 -

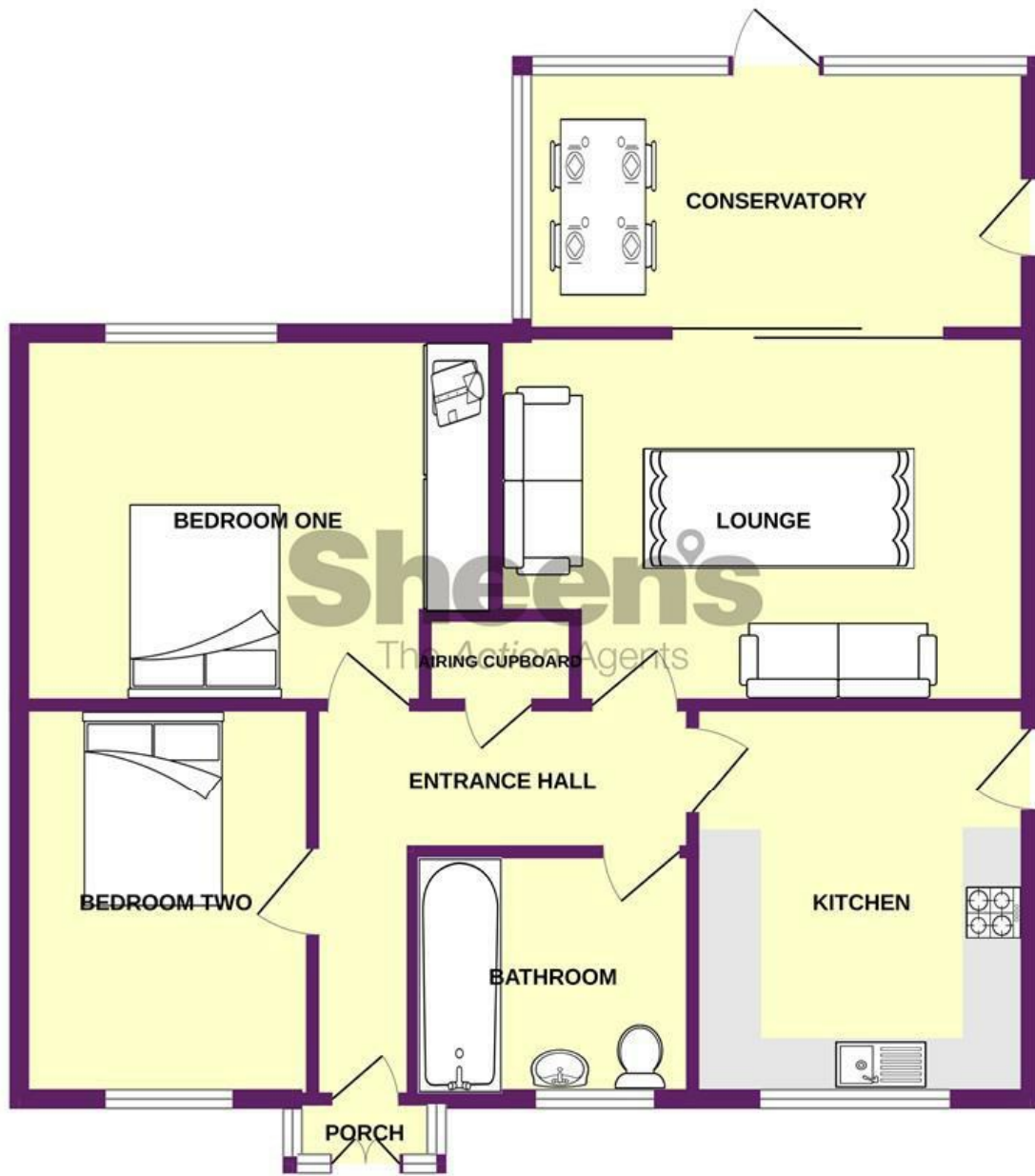
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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