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Sheen's
The *Action* Agents

Saxmundham Way
Clacton-on-Sea, CO16 7PD

Sheen's Estate Agents are pleased to offer this THREE BEDROOM DETACHED BUNGALOW. This property benefits from having off street parking and garage. It is also being offered with NO ONWARD CHAIN. The property is positioned within one and a half miles of Clacton's town centre, sea front and mainline railway station. An early internal inspection is highly recommended to appreciate the accommodation this property has to offer.

- Three Bedrooms
- 20'6 x 11'5 Lounge/Diner
- 9'9 x 8'8 Kitchen
- 11'3 x 10'6 Sun Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- Off Street Parking & Garage
- Front & Rear Gardens
- No Onward Chain
- EPC Rating TBC & Council Tax C

Price £290,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed door to:

ENTRANCE PORCH

7'4 x 5'9

Double glazed door and window to rear garden. Personal door to Garage. Radiator. Wood effect flooring. Further door to Entrance Hallway.

ENTRANCE HALL

Radiator. Doors leading to outside rear. Doors leading to garage. built in airing cupboard. loft access. kardean flooring. doors to

LOUNGE/DINER

20'6 x 11'5 narrowing to 8'7

Radiator. wood effect flooring. Double glazed window to rear. double glazed sliding patio doors to rear conservatory,

KITCHEN

9'9 x 8'8

Fitted with a range of modern white gloss panelled fronted units. Comprising; Grey stone effect laminated rolled edged work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset grey composite single drainer sink unit with mixer tap. Inset two ring induction hob with stainless steel and part glazed extractor hood above and under counter double electric oven (all appliances not tested). Tall larder cupboard. Space for washing machine. Fridge freezer space. Additional under counter fridge space. Concealed wall mounted gas boiler (not tested). Tiled splash backs. Decorative glass splash back. Slate effect tiled flooring. Double glazed window to side.

SUN ROOM

11'3 x 10'6

Part brick built with vaulted ceiling. Double glazed windows to sides and rear. Tiled flooring. Double glazed double doors to rear garden.

BEDROOM ONE

11'4 x 11'1 narrowing to 9'4

Radiator. Built in wardrobes. Double glazed window to front. Wood effect flooring

BEDROOM TWO

11'2 x 8'9

Radiator. Double glazed window to front.

BEDROOM THREE

10'3 x 8'1

Radiator. Double glazed window to side.

SHOWER ROOM

Fitted with a modern white suite. Assessable walk in shower cubical with fitted Crome effect and glazed half access door with integrated shower units and fitted seat. low level W.C. Vanity wash hand sink basin with storage drawers below. Part tiled walls. Part white granite effect vinyl splash backs. Crome effect heated towel rail. Wood effect flooring. Double glazed window to side.

OUTSIDE FRONT

Hard paved area providing off street parking. Singled area with shrub boarders. Access to garage (17'3 x 9'3).

OUTSIDE REAR

Hard paved area. Singled area with shrubs. Enclosed by panelled fencing.

ALTERNATE VIEW OF GARDEN

EH 05/26

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.

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:

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Mains
(Sewerage Type): Mains Drainage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note:

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

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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