



Douglas Road Clacton-On-Sea, CO15 3JY

Sheen's Estate Agents are pleased to offer this **THREE BEDROOM DETACHED BUNGALOW**. This property is being offered with **NO ONWARD CHAIN**. Clacton-on-Sea's town centre, sea front and mainline railway station are positioned within one and a quarter miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **12'2 x 11'1 Lounge**
- **10'4 x 7'0 Kitchen**
- **Gas Central Heating (n/t)**
- **Separate W/C & Separate Shower Room**
- **Detached Garage**
- **No Onward Chain**
- **Council Tax Band C**
- **EPC Rating TBC**



Price £260,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

12'2 x 11'1

Radiator. Double glazed window to front.



KITCHEN

10'4 x 7'0

Fitted with a range of wall mounted cupboards. Comprising; inset stainless steel sink unit with mixer tap. Space for cooker. Space for washing machine. Storage cupboard. Double glazed window to rear and side. Doors leading to rear porch.



BEDROOM ONE

12'2 x 10'11

Radiator. Storage cupboard. Double glazed window to rear.



BEDROOM TWO

10' x 10'1

Radiator. Double glazed window to front.



BEDROOM THREE

9'10 x 8'11

Radiator. Double glazed window to side.



W/C

Low level W/C. Radiator. Double glazed window to side.



SHOWER ROOM

Cornered shower cubical with wall mounted shower attachment. Pedestal hand wash basin. Radiator. Double glazed window to side.



REAR PORCH

Wall mounted gas combination boiler (not tested). Door leading to outside rear.



OUTSIDE FRONT

Off street parking. Partly laid to lawn. Pedestrian gate leading up to entrance door.



OUTSIDE REAR

Laid to lawn. Detached Garage. Enclosed by panelled fencing.



EH 08/26

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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.

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): Yes

(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.



GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.6 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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

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