



## Burrs Road Great Clacton, CO15 4LH

This impressive TWO BEDROOM SEMI-DETACHED BUNGALOW is located in this established non-estate position in the popular area of Great Clacton. The property is presented in excellent decorative order throughout and an early internal inspection is strongly advised to appreciate the accommodation on offer. Clacton's town centre, sea front and mainline railway station are situated around one and three quarter miles away.

- Two Bedrooms
- 12'2 x 10'11 Lounge
- 18'7 x 13'4 nar 7'3 Kitchen/Diner
- Gas Central Heating (n/t)
- Modern Bathroom Suite
- Off Street Parking
- Viewing Advised
- Approx. 60' Rear Garden
- No Onward Chain
- EPC Rating C



**Price £220,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed wooden entrance door to:

### ENTRANCE HALLWAY

Built in meter cupboard and storage unit. Wood effect laminate flooring. Radiator. Open access to Kitchen/Diner. Doors to:



### BEDROOM ONE

11'6 x 8'10

Fitted wardrobes and drawers. Wood effect laminate flooring. Radiator. Double glazed window to front.



### BEDROOM TWO

11'5 x 6'7

Wood effect laminate flooring. Radiator, Double glazed window to front.



## BATHROOM

Fitted with a modern white suite. Comprises panel bath with mixer tap and shower attachment. Pedestal wash hand basin, Low level W.C. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Low level W.C. Double glazed window to side.



## KITCHEN/DINER

18'7 x 13'4 nar 7'3

Open plan 'L' shaped kitchen/diner. Kitchen fitted with a range of white gloss laminate fronted units. Laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring ceramic hob with extractor hood above and inset electric oven below (all appliances not tested). Space and plumbing for washing machine. Fridge/freezer space. Wood effect laminate flooring. Wall mounted gas combination boiler (not tested). Tile splash backs. Open access to:

## KITCHEN AREA VIEW



## DINING AREA VIEW



## LOUNGE AREA

12'2 x 10'11

Radiator. Wood effect laminate flooring, Breakfast bar onto Kitchen Area. Double glazed wooden French style doors with matching side paneling opening onto rear garden.



### OUTSIDE - FRONT

Hard standing area providing off street parking. Remainder of front garden laid to shingle providing additional parking. Wooden side gate giving pedestrian access to:



### OUTSIDE - REAR

Approx. 60 max. Rear garden. Hardstanding patio area. Remainder laid to lawn. Timber summer house & additional timber storage shed - (both with power connected). Enclosed by panel fencing.



## ALTERNATE VIEW OF GARDEN



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2026/2027 £1731.31 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

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.

## JE 0626

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](http://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

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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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The Action Agents

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