



Drakes Approach Clacton-On-Sea, CO15 2PX

Located in the popular Tudor Development on the western side of Clacton-on-Sea, Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property benefits from having OFF ROAD PARKING located to the rear of the property. Local shopping amenities at Tudor Parade are around a quarter of a mile away with Clacton's town centre and mainline railway station positioned within one and three quarter miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'1 x 11'8 Lounge
- 9'1 x 8'8 Kitchen
- 12'1 x 7'8 Conservatory
- Three Piece Shower Room
- Fully Double Glazed
- Gas Central Heating (n/t)
- Off Street Parking
- No Onward Chain
- EPC Rating D



Offers In Excess Of £200,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

ENTRANCE HALL

Loft access. Doors to;

LOUNGE

15'1 x 11'8

Radiator. UPVC double glazed sliding door leading to;



CONSERVATORY

12'1 x 7'8

Radiator. Double glazed windows to side and rear. UPVC double glazed sliding door leading to rear garden.



KITCHEN

9'1 x 8'8

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Space for gas cooker. Plumbing and space for washing machine. Space for fridge and freezer. 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. Double glazed windows to rear.



BEDROOM ONE

11'7 x 11'5

Built in wardrobes. Radiator. Double glazed window to front.



BEDROOM TWO

8'8 x 7'2

Radiator. Double glazed window to front.



SHOWER ROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Stand-in shower cubicle with wall mounted shower-head attachment above. Fully tiled. Radiator. Double glazed window to side.



OUTSIDE - FRONT

Laid to lawn with patio paved pathway leading to front entrance. Side pedestrian access to rear.



OUTSIDE- REAR

Mainly patio paved with remainder being laid to lawn. Enclosed by panelled fencing. One wooden storage shed. Flower and shrub borders. Wooded double gates providing off street parking for a vehicle. Wooded gate leading to rear access. Vehicle access is via Virginia Close to the allocated rear parking.



BA 1023

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.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone): Yes

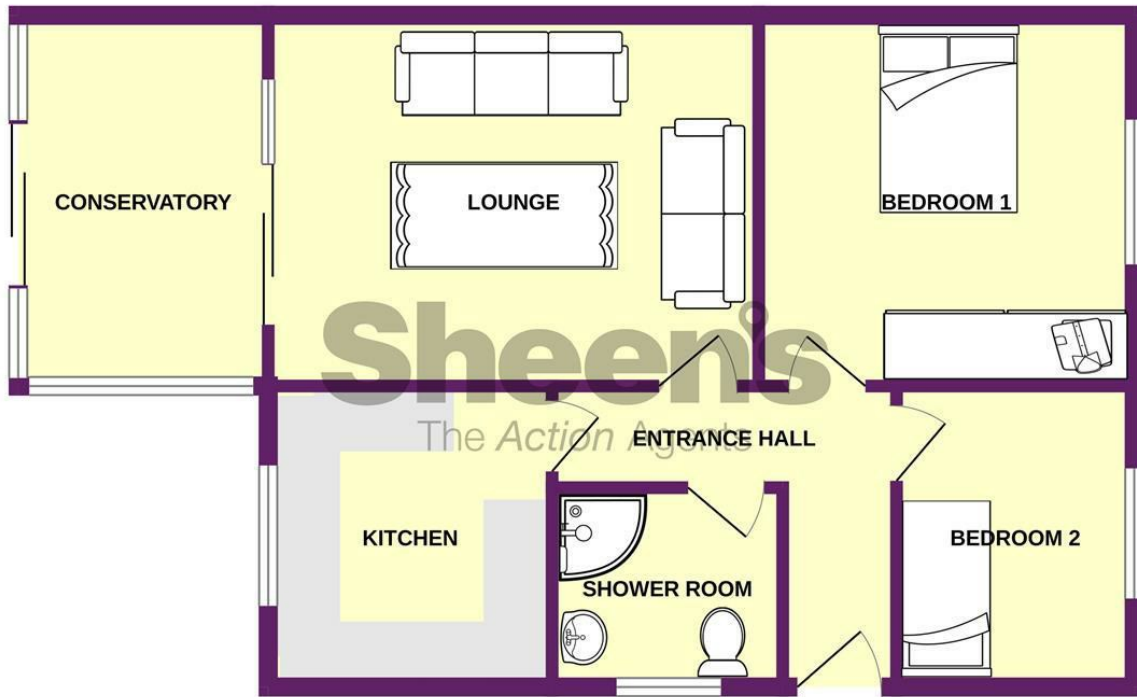
Non-Standard Property Features To Note:

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.



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.
Made with Metropix ©2023

Selling properties... not promises

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

Sheen's
The Action Agents