

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## London Road Great Clacton, CO16 9QX

Situated in a Non-Estate Location on London Road in the popular area of Great Clacton, this beautifully presented THREE DOUBLE BEDROOM DETACHED BUNGALOW offers spacious and versatile accommodation, ideal for families or those seeking coastal living on one level. Brook Country Park is located opposite the property with easy access to the Retails Park close by.

The property features a bright and airy reception room, a useful Utility Room, and two modern Bathrooms, including an En-Suite to the Master Bedroom. Externally, the home boasts a large driveway providing parking for up to eight vehicles, along with a garage currently used as an office, offering excellent flexibility.

Conveniently located and presented to a high standard throughout, early viewing is highly recommended to fully appreciate what this impressive bungalow has to offer.

- Three Double Bedrooms
- En-Suite Shower Room
- 16'9 x 11'10 Lounge
- 13' x 12'2 Kitchen/Diner
- 10'2 x 6'10 Utility Room
- Modern Three Piece Bathroom Suite
- Garage & Office Space
- Off Road Parking For Multiple Vehicles
- 32' Beautiful Rear Garden
- EPC Rating D & Council Tax D



**Price £360,000 Freehold**

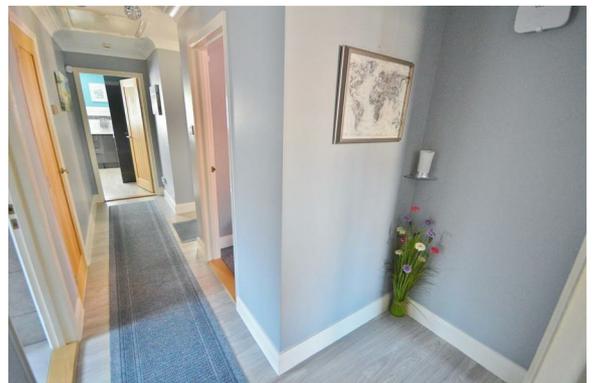
## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

### ENTRANCE HALLWAY

Airing cupboard. Loft access (with pull down ladder). Alarm system. Radiator. Door to:



## LOUNGE

16'9 x 11'10

Radiator. Double glazed windows to Front & Side.



## KITCHEN/DINER

13' x 12'2

Modern fitted kitchen suite comprising; Laminated square edged work surfaces with inset one and a half bowl single drainer sink unit with stainless steel mixer tap. Inset four ring electric hob with extractor hood above (not tested). Integrated chest height oven. Integrated head height microwave. Integrated dishwasher. Integrated fridge and freezer. Selection of wall units with cupboards and drawers at both eye and floor level. Partly tiled. Wall mounted dining table. Wall mounted T.V (included). Double glazed window to front. Door to:



## UTILITY ROOM

10'2 x 6'10

Fitted units comprising; Laminated square edged work surfaces with inset stainless steel sink with stainless steel mixer tap. Space and plumbing for multiple white goods appliances. Space for fridge freezer. Selection of matching cupboards at both eye and floor level. Wall mounted gas boiler (not tested). Wall mounted surveillance monitor. Radiator. UPVC double glazed door leading to Outside Rear.



## BEDROOM ONE

13'10 x 12'11

Radiator. Double glazed window to rear. Door to:



### EN-SUITE SHOWER ROOM

Modern three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin with stainless steel mixer tap. Step in shower cubicle with wall mounted power shower and shower head attachment above. Fully tiled. Heated towel rail. Double glazed window to side.



### BEDROOM TWO

13' x 11'11"

Radiator. Double glazed window to rear.



### BEDROOM THREE

11'5 x 9'10

Built-in wardrobe with sliding door. Radiator. Double glazed window to side.



### MODERN THREE PIECE BATHROOM SUITE

Three piece modern suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted electric shower and shower head attachment above (not tested). Fully tiled. Heated towel rail. Double glazed window to side.



**OUTSIDE - FRONT**

Hard standing area which provides off street parking for multiple vehicles with remainder being laid to lawn. Outside power and tap connection. Side access which leads to the Garage/Office. Side pedestrian access via both sides to the Outside Rear.



## GARAGE/OFFICE

9' x 7'8

Up and over door. Power and light connected. Internet connected. Storage area. UPVC double glazed window to side. UPVC double glazed door leading to Garden.



## OUTSIDE - REAR

West facing garden being mainly laid to lawn with raised decking area. Enclosed by panelled fencing. Wooden built gazebo. Outside tap and outside electric point. BBQ area. Side pedestrian access via both sides to front.



ALTERNATIVE VIEW OF OUTSIDE - REAR



AGENTS NOTES

The property has CCTV and Alarm system connected.

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## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage (Telephone & Broadband): Ultrafast available

Non-Standard Property Features To Note: N/A

## BA 0625

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.

## Section 21 (family Member)

In order to comply with 'Section 21' of the 1979 Estate Agency Act, we must inform you that the prospective seller is a member of sheens staff or a relative.

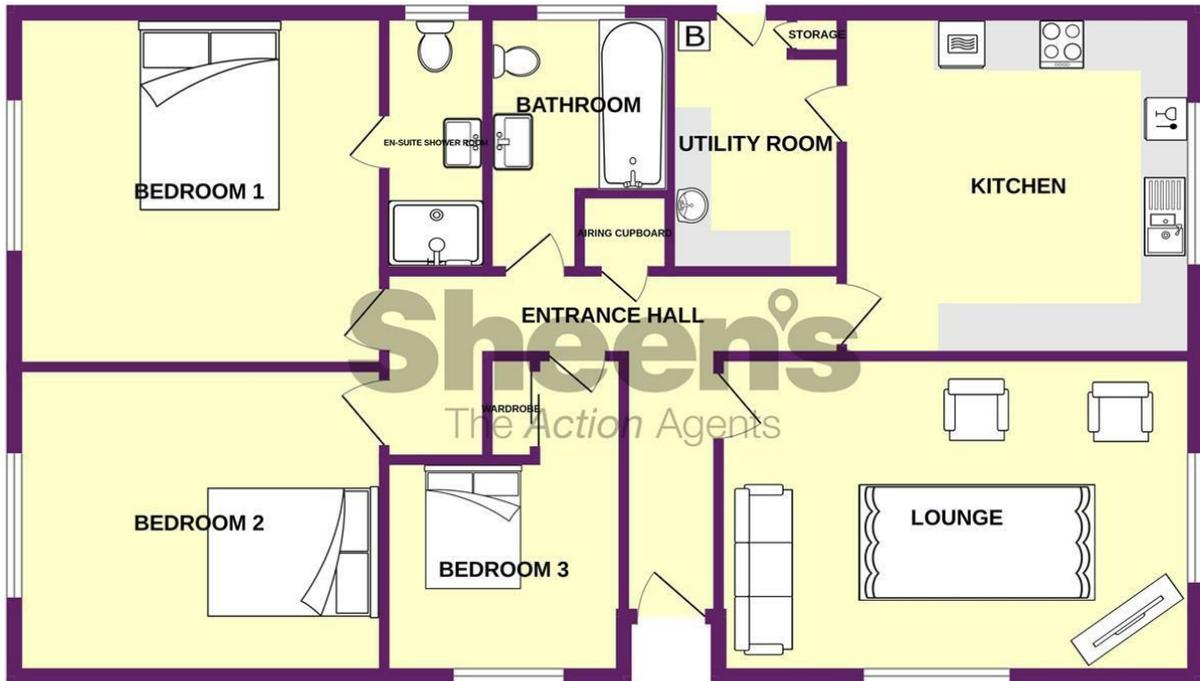
## Draft Details

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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