



## Stanmore Close Clacton-on-Sea, CO16 7HQ

Sheen's Estate Agents are pleased to offer this **THREE BEDROOM DETACHED BUNGALOW**. This property is being offered with **NO ONWARD CHAIN**. Clacton Railway Station is approximately just over a mile away and Clacton's Town Centre just under two miles away. A viewing is highly recommended to appreciate the space this property has to offer.

- **Three Bedrooms**
- **16'3 x 11'9 Lounge**
- **12'6 x 10' Kitchen**
- **Warm Air Heating (n/t)**
- **Bathroom**
- **Fully Double Glazed**
- **Garage**
- **Off Street Parking**
- **EPC Rating D**
- **Council Tax Band C**

**Price £240,000 Freehold**



### Accommodation Comprises

The accommodation comprises approximate room sizes:

#### LOUNGE

16'3 x 11'9

Double glazed window to side. Patio doors leading to outside rear.



### KITCHEN

12'6 x 10'

Fitted with a range of wall mounted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit. Space and plumbing for washing machine. Space for cooker. Double glazed window to rear.



## BEDROOM ONE

11'8 x 10'11

Double glazed window to front.



## BEDROOM TWO

10' x 10'

Double glazed window to front.



## BEDROOM THREE

10'5 x 9'3

Double glazed window to side.



## BATHROOM

Low level W/C. Pedestal hand wash basin. Panelled bath. Double glazed window to side.



## OUTSIDE FRONT

Hard paved providing path leading to entrance door. Mature shrubs.



## OUTSIDE REAR

Garage. Pedestrian access leading to outside rear. Mature trees and shrubs. Hard paved patio area. Enclosed by panelled fencing.



## 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): No

(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.

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## EH 06/26

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](http://www.sheens.co.uk).

## Draft Details

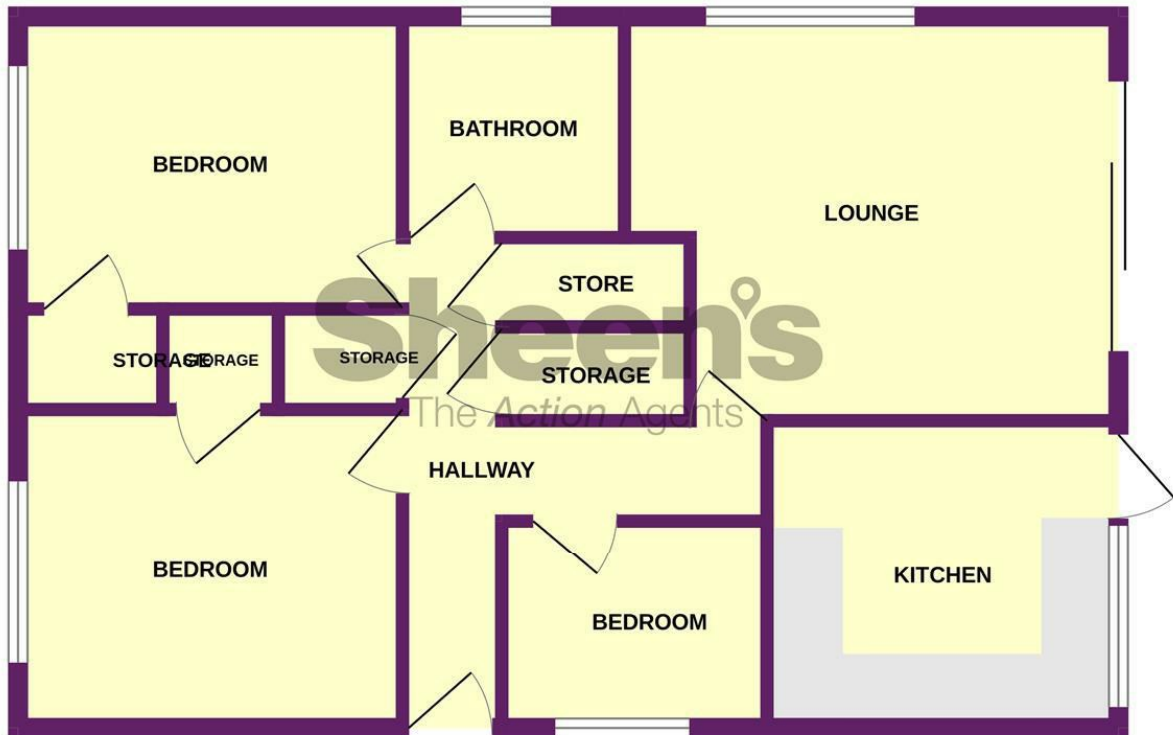
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

## 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.



GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 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

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**Sheen's**  
The Action Agents