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

Sheen's
The *Action* Agents



Second Avenue
Weeley, CO16 9HX

Located in a Private Road at the end of 'Second Avenue' in the popular Essex village of 'Weeley' is this THREE BEDROOM DETACHED BUNGALOW offered with No Onward Chain. An ideal location to enjoy both town and country, the property is situated just half a mile from Weeley mainline railway station with easy access onto the A133, A120 and A12 respectively. The seaside town of Clacton-on-Sea is positioned within seven miles with the historic town of Colchester around 12 miles away. Set in a Mews Position of just three properties directly opposite a local village Greensward which commemorates the Weeley Barracks (1803-1815), giving a sense of open space and surroundings. The property is immaculately presented and an early inspection is highly advised to appreciate the garden and spacious accommodation on offer.

- Three Spacious Bedrooms
- 16'10 x 16'9 Lounge/Diner
- 10'9 Fitted Kitchen
- 11'1 D/Glazed Conservatory
- Three Piece Bathroom
- Additional W.C.
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- No Onward Chain
- EPC Rating D & Council Tax D







Price £335,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE PORCH



6'8 x 2'9

Tiled flooring. Double glazed window to front and side. Double glazed entrance door to:

ENTRANCE HALLWAY



Built in double cloak cupboard. Additional built in airing cupboard. Loft access with fitted loft ladder. Radiator. Doors to:

LOUNGE/DINER

16'10 x 16'9

Two radiators. Double glazed windows to each side. Double glazed oriel box bay window to front.





KITCHEN

10'9 max x 8'2 max

Fitted with a range of limed oak Vanier panel fronted units comprises: Marble effect laminated rolled edge work surfaces with cupboards and drawers below. Inset single drainer sink unit with mixer tap. Inset four ring electric hob with fitted extractor hood over and under counter electric oven below (all appliances not tested). Space and plumbing for washing machine. Space for tall fridge freezer. Tiled splash backs. Wall mounted gas boiler serving central heating (not tested). Double glazed window and double glazed door leading to conservatory.







CONSERVATORY

11'1 x 8'1

Radiator. Tiled floor. Poly-carbonate roof. Double glazed windows to side and rear. Double glazed door leading to rear garden.





BEDROOM ONE

12' to wardrobes x 9'9

Radiator. Built in wall to wall fitted wardrobes with cupboards above. Double glazed window to rear.





BEDROOM TWO

12'0 x 8'3

Wood effect flooring. Double glazed window to rear. Fitted wardrobes.





BEDROOM THREE

10'5 to wardrobes x 8'2 nar 4'10

"L" Shaped bedroom with built in double wardrobes. Radiator. Double glazed window to front.





BATHROOM

8'2 max x 6'9 max

Fitted with a whisper pink three piece suite comprises: Panel bath with mixer tap Additional Triton power shower over bath. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Radiator. Double glazed window to rear.



ADDITIONAL W.C.

Fitted with a whisper pink suite comprises: Low level W.C. Pedestal wash hand basin. Radiator. Part tiled walls. Tiled flooring. Double glazed window to front.



OUTSIDE FRONT

Bungalow is accessed by a shared block paved private road (no charges or fees payable) which leads to the private mews of bungalows where this property is positioned. Block paved private driveway providing off street parking for numerous vehicles which leads to garage with up and over door. Gate giving side pedestrian access to outside rear garden. Front garden is mainly laid to lawn with views to front over shared driveway to Small Greensward.







GARAGE

17' x 9'6

Up and over door. Power and light connected. Personal access door from garden.

PRIVATE ROAD

The property is position at the end of Second Avenue in a Private Road which consists of a Mews setting with just three bungalows.



OUTSIDE REAR

Approximately 60' width westerly facing rear garden. Mainly laid to lawn with paved patio area. Array of flower shrub boarders. Enclosed by panel fencing. Storage shed. Side area laid to shingle. Personal door to garage.





ALTERNATE VIEW OF GARDEN





GREENSWARD OPPOSITE

There is a small village greensward opposite the bungalow which commemorates the historic Weeley Garrison (1803-1815).







Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; D Payable 2026/2027 £2250.80 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 07/26

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.

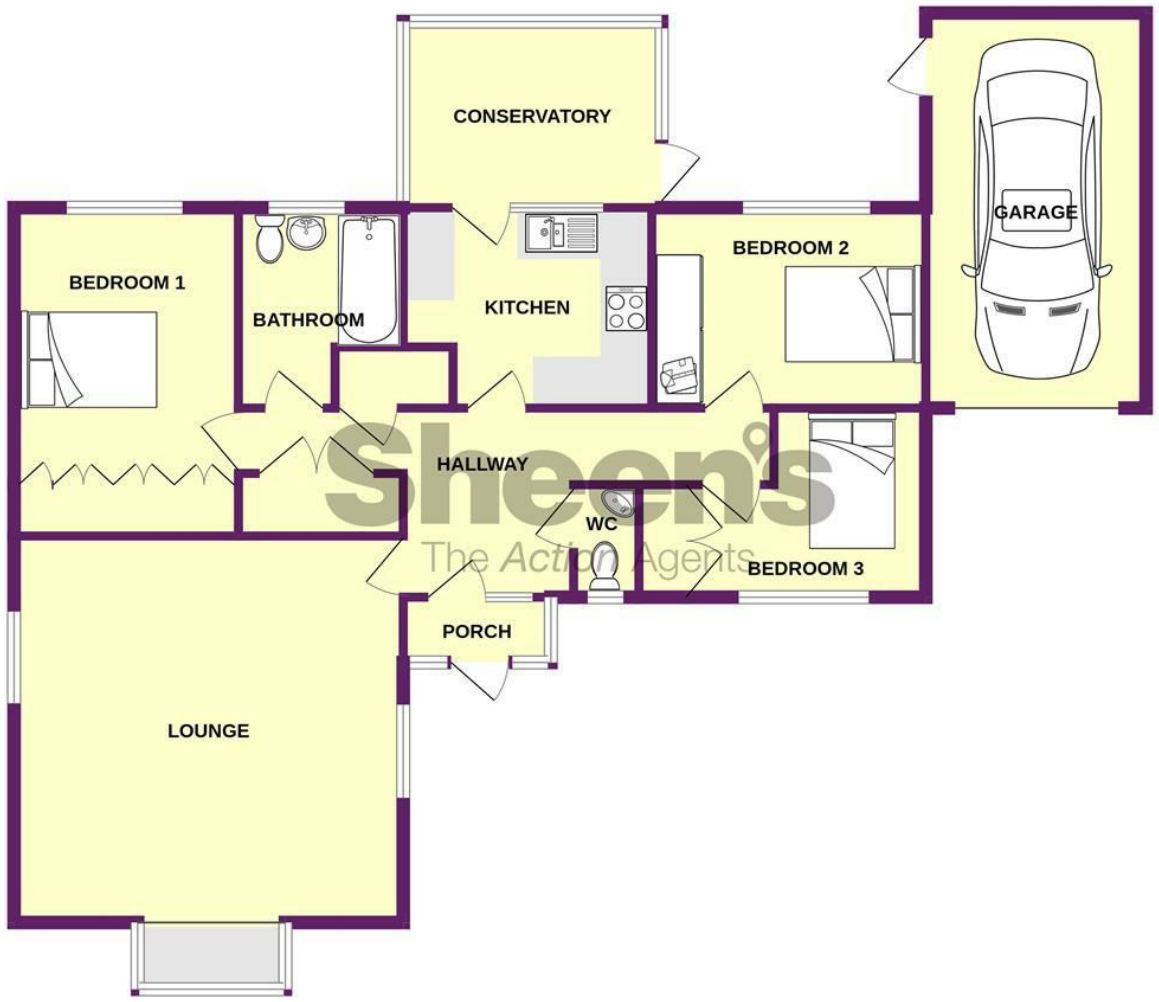
Particular Disclaimer

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

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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