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

Park Gate Corner
Little Clacton, CO16 9SS

This beautifully presented high specification '2024' built TWO BEDROOM DETACHED BUNGALOW is positioned in the sought after village of Little Clacton. Local shopping amenities at 'Clacton Shopping Village' are just half a mile away, with Thorpe-le-Soken mainline railway station with its direct links to London Liverpool Street approximately within one and a half a miles. Additionally, Clacton's town centre and sea front are situated within two and three quarter miles. This property is being offered with a modern style and an viewing is highly recommended to appreciate the accommodation and decor on offer.

- Two Bedrooms
- 19'6 x 11'10 Lounge/Diner
- 9'4 x 9'1 Modern Fitted Kitchen
- Modern Three Piece Shower Room
- Fully Double Glazed
- Under Floor Heating (n/t)
- Garage & Off Street Parking
- Built in 2024
- Council Tax Band C
- EPC Rating B

Price £315,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite entrance door to:

ENTRANCE HALL

Wood effect flooring. Storage cupboard housing water tank powered by air source heat pump (not tested). Doors to:

LOUNGE/DINER

19'6 x 11'10

Wood effect flooring. Underfloor heating. Double glazed double doors with tall side picture windows leading to outside rear. open Access to Kitchen.

KITCHEN

9'4 x 9'1

Fitted with a range of wall mounted grey fronted panelled units. Comprising; square edge work surfaces with cupboards and drawers below. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Integrated fridge/freezer. Integrated washing machine. Integrated dishwasher. Induction hob with extractor fan above. Integrated high level electric oven (all appliances not tested). Double glazed window to rear. Wood effect flooring. Underfloor heating.

BEDROOM ONE

14' x 10'7

Double glazed window to front with fitted shutter blinds. Built in sliding door wardrobe. Underfloor heating.

BEDROOM TWO

9'10 x 8'10

Double glazed window to side. Under floor heating.

SHOWER ROOM

Fitted with a modern three piece white suite. Comprises low level W.C. Wall mounted vanity hand wash basin with storage drawers below. Walk in shower with integrated shower (not tested). Wood effect flooring.Part tiled walls. Extractor fan (not tested). Double glazed window to side.

OUTSIDE FRONT

Hard paved area providing off street parking with entrance to garage. EV Charger.Laid to lawn.

OUTSIDE REAR

Landscaped low maintenance rear garden. Paved patio area. Artificial Lawned area. Enclosed by panelled fencing. Sleeper raised borders lined with flowers and shrubs. Side pedestrian access leading to outside front. Personal door to garage.

GARAGE

23'3 x 9'10

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: There is an approx £255 charge per annum for development fee.

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: This property is heated by Air source Heat Pump.

EH 02/26

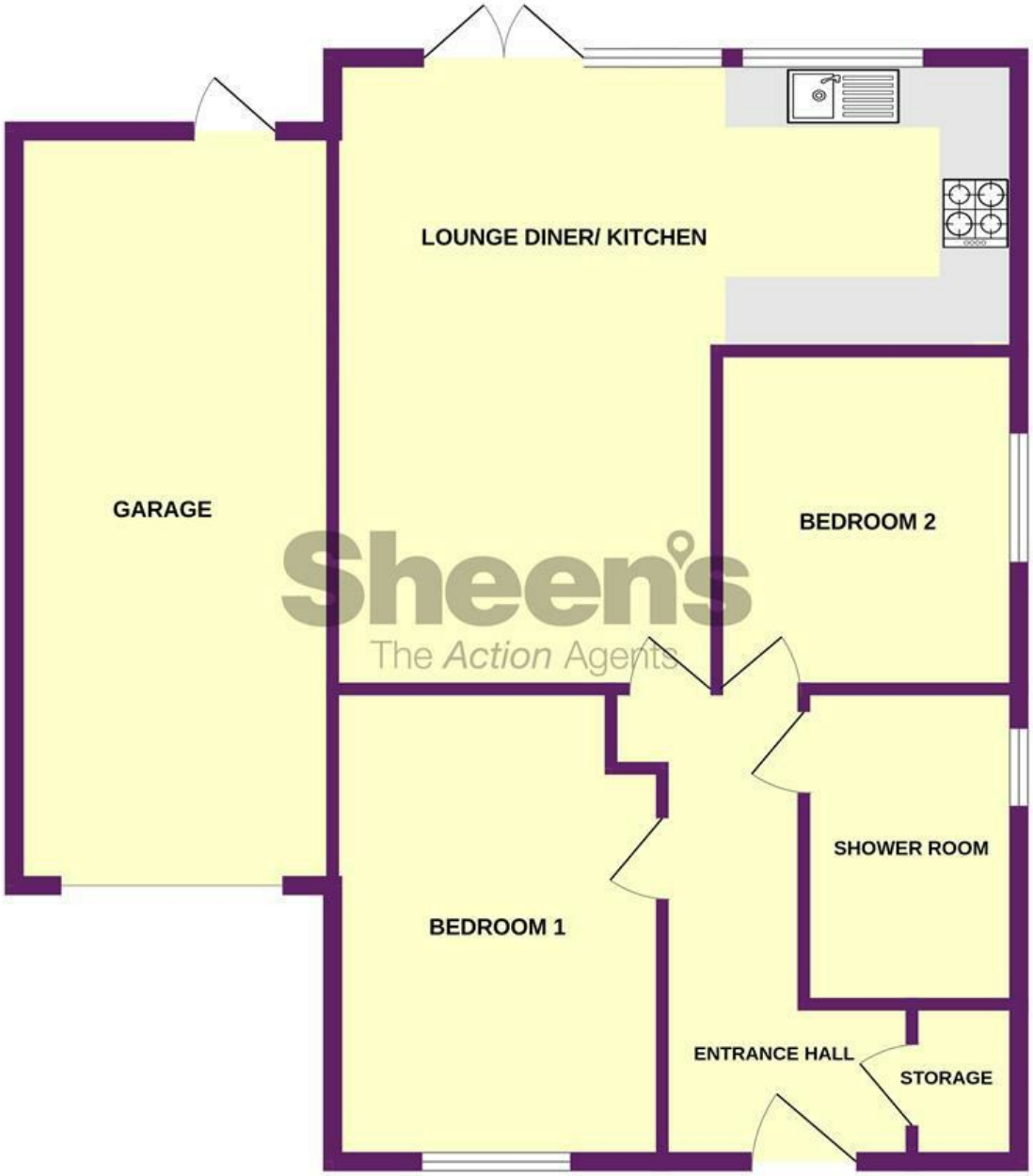
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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.

GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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