



Burrs Road Great Clacton, CO15 4LA

****GUIDE PRICE £210,000 - £220,000**** Offered with No Onward Chain in this established non-estate location is this TWO BEDROOM SEMI-DETACHED BUNGALOW. Local shopping amenities in the heart of Great Clacton and the Asda superstore are within quarter of a mile with Clacton-on-Sea's town centre, sea front and mainline railway station also around one mile away. The property is presented in clean and tidy decoration throughout with well kept front and rear gardens and an early internal inspection is strongly recommended.

- Two Bedrooms
- 16' x 9'7 max Lounge
- 9'6 x 8'5 Fitted Kitchen
- 10'8 D/Glazed Conservatory
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Off Street Parking
- Approx 50' Rear Garden
- No Onward Chain
- EPC Rating D & Council Tax B



Guide Price £210,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Radiator. Loft access, Two built in storage cupboards. Doors to:



BEDROOM ONE

12'1 x 9'1

Radiator. Double glazed window to front.



BEDROOM TWO

9'7 x 8'9

Radiator. Double glazed window to front.



BATHROOM

Fitted with a three piece suite. Comprises panel bath. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Tiled flooring. Heated towel rail. Double glazed window to side.



LOUNGE

16' x 9'7 max

Feature fireplace with inset electric fire (not tested). Radiator. Double glazed window to rear overlooking garden.



KITCHEN

9'6 x 8'5

Fitted with a range of white panel laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with concealed extractor hood above. Under counter double electric oven (all appliances not tested - Please note the sellers have informed us that the gas hob has been capped as was not in use). Space and plumbing for washing machine. Tall fridge/freezer space. Tiled splash backs. Tiled flooring. Radiator. Built in airing cupboard housing hot water cylinder (not tested). Additional cupboard housing wall mounted gas boiler (not tested). Double glazed window to side. Single glazed internal window and glazed wooden internal door to Conservatory.



CONSERVATORY

10'8 x 5'7

Part brick built. Double glazed windows to sides and rear. Poly carbonate roof. Tiled flooring. Double glazed door to rear garden.



OUTSIDE - FRONT

Low maintenance front garden. Mainly hardstanding providing off street parking. Shingle borders. Front part enclosed by small brick wall. Paved accessible ramp with partial decorative railings to front door. Gate gives side pedestrian access to:

OUTSIDE - REAR

Approx 50' east facing rear garden. Mainly laid to lawn with raised shingle border. Paved patio area. Array of shrubs. Timber storage shed. Enclosed by panel fencing.



ALTERNATE VIEW OF GARDEN



REAR VIEW OF PROPERTY



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

JE 0725

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

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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