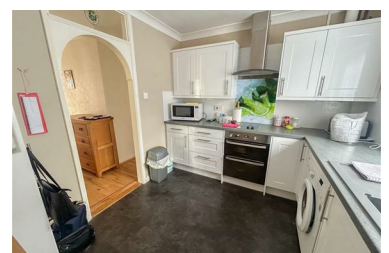




## Saxmundham Way Clacton-on-Sea, CO16 7PD

Sheen's Estate Agents are pleased to offer this THREE BEDROOM DETACHED BUNGALOW. This property benefits from having off street parking and garage. It is also being offered with NO ONWARD CHAIN. The property is positioned within one and a half miles of Clacton's town centre, sea front and mainline railway station. An early internal inspection is highly recommended to appreciate the accommodation this property has to offer.

- Three Bedrooms
- 20'6 x 11'5 Lounge
- 9'9 x 8'9 Kitchen
- Gas Central Heating (n/t)
- Fully Double Glazed
- Off Street Parking & Garage
- Front & Rear Gardens
- No Onward Chain
- Council Tax Band
- EPC Rating



**Price £300,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

#### ENTRANCE HALL

Radiator. Doors leading to outside rear. Doors leading to garage.



## LOUNGE

20'6 x 11'5

Radiator. Double glazed window to front. Doors to conservatory,



## KITCHEN

9'9 x 8'9

Fitted with a range of white panelled fronted units. Comprising; square edged work surfaces with cupboards and drawers below. Inset sink unit with mixer tap. Electric oven with hob above (not tested). Extractor Fan. Space and plumbing for washing machine. Space for under counter fridge. Double glazed window to side.



## CONSERVATORY

11' x 10'6

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



## BEDROOM ONE

11'4" x 11'1" nar to 9'4"

Radiator. Built in wardrobes. Double glazed window to front.



## BEDROOM TWO

11'1 x 8'9

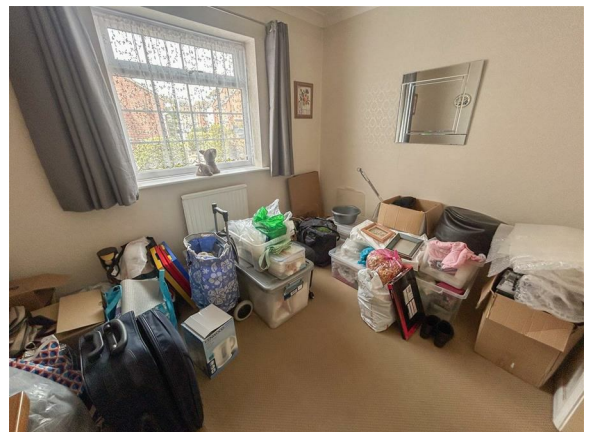
Radiator. Double glazed window to front.



## BEDROOM THREE

8'1 x 8'1

Radiator. Double glazed window to front.



### SHOWER ROOM

Low level W/C. Vanity hand wash basin with mixer tap. Shower cubical with wall mounted shower attachment. Double glazed window to side.



### OUTSIDE FRONT

Hard paved area providing off street parking. Singled area with shrub borders. Access to garage.



## OUTSIDE REAR

Hard paved area. Singled area with shrubs. Enclosed by panelled fencing.



## EH 05/26

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).

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### 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): Yes

(Electricity): Yes

(Water): Mains

(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.

### 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.

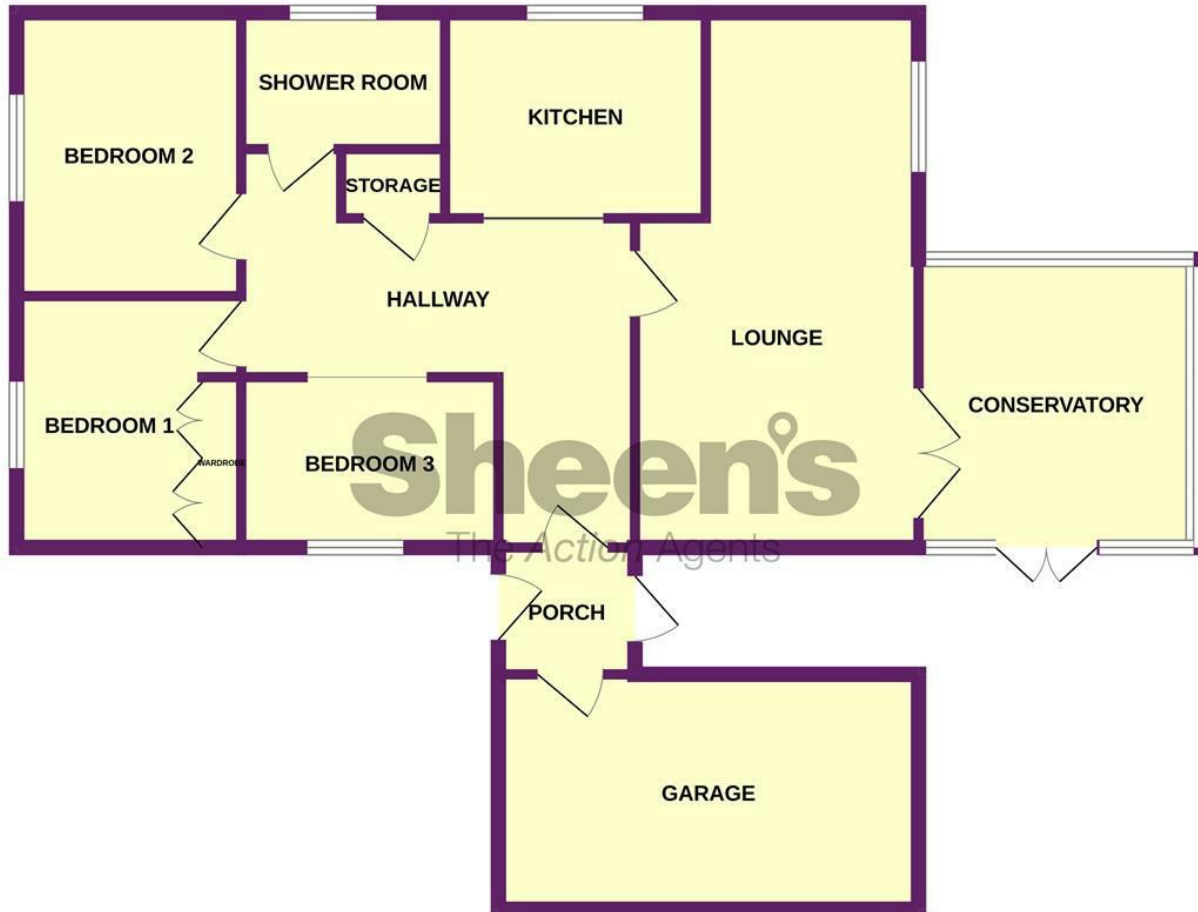
### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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GROUND FLOOR  
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA

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**Sheen's**  
The Action Agents