



Fuchsia Way Clacton-on-Sea, CO16 7DN

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW. The property benefits from being offered with NO ONWARD CHAIN and having off street parking for multiple vehicles. The property is located approximately 1 mile from Clacton-on-Sea's town centre, seafront and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 13'8 x 11'6 Lounge
- 8' x 7'3 Kitchen
- Conservatory
- Gas Central Heating (n/t)
- Garage
- Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating D



Price £205,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to:

ENTRANCE HALL

Airing cupboard. Cupboard housing gas combination boiler. Loft access. Radiator. Door to:

LOUNGE

13'8 x 11'8

Log burner (not tested). Radiator. Double glazed sliding door to:



CONSERVATORY

9'3 x 8'6

Double glazed windows to rear and sides. Double glazed door to garden.



KITCHEN

8' x 7'3

Fitted kitchen suite comprising oak wood effect square edge work surfaces with Crème wall mounted cabinets with cupboards and drawers below. Inset one and a half bowl stainless steel sink unit with mixer tap. Inset induction hob with extractor hood above. Inset oven. (All appliances not tested). Space for fridge. Space for washing machine. Tiled splashbacks. Double glazed window to front, UPVC Double glazed door to outside.



SHOWER ROOM

7'4 x 4'

Three piece suite comprising low level W.C. Pedestal wash hand sink basin. Step in double shower cubicle with wall mounted electric shower (not tested). Heated towel rail. Fully tiled walls. Double glazed window to side.



BEDROOM ONE

10'1 x 9'2

Radiator. Double glazed window to rear.



BEDROOM TWO

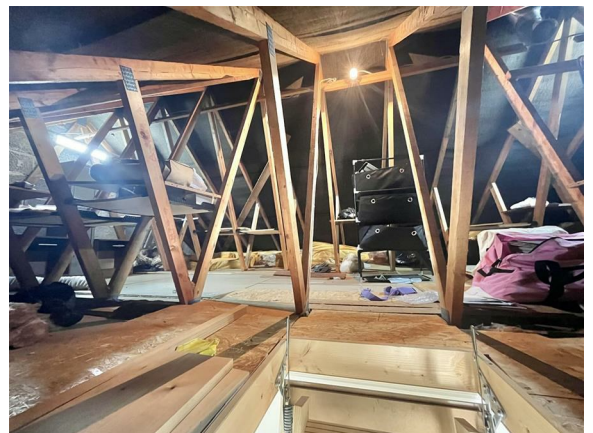
9'1 x 8'5

Radiator. Double glazed bay window to front.



LOFT

Majority boarded.



GARAGE

Up and over door.



OUTSIDE REAR

Partly paved patio area with the remainder being laid to lawn. Wooden storage shed. Enclosed by panelled fencing. Side access leading to the front.



OUTSIDE FRONT

Fully paved patio area providing off street parking for multiple vehicles.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (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:

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.

JB 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.

Particular Disclaimer

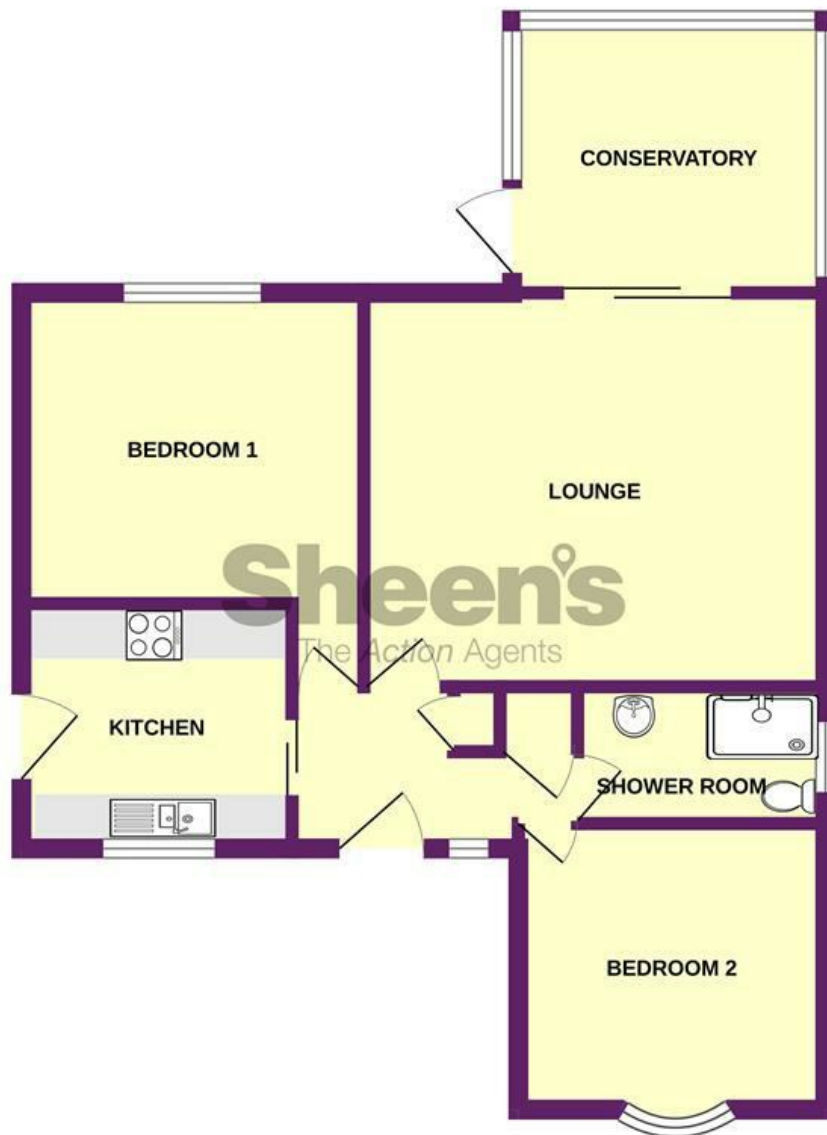
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 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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