



## Rush Green Road Clacton-on-sea, CO16 7BG

Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW located in Clacton-on-Sea. The property benefits from a 115' beautifully landscaped mature garden with field views to the rear. Across the road to the front of the property is the edge of Millers Barn Golf course where you will catch glimpses of golfers about their game. The property is located approximately one mile from the sea front with the mainline railway station and town centre within one and a half miles. An early viewing is advised to appreciate the spacious grounds on offer and excellent potential for extensions and improvements (Subject to planning permissions).

- Three Bedrooms
- 14' x 11'6" Lounge
- 9'10 x 9'10 Fitted Kitchen
- Majority Double Glazed
- Gas Central Heating (n/t)
- Approx 115' Rear Garden
- Garage & Off Street Parking
- Approx 0.2 Acre Plot
- Golf Course Views To Front
- Council Tax C & EPC Rating D



**Price £340,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE PORCH

Glazed wooden door leading to:

### ENTRANCE HALLWAY

Dado rail. Wood panel flooring. Access to loft. Radiator. Doors to:



### LOUNGE

14' x 11'6"

Feature fireplace. Dado rail. Radiator. Wood panel flooring. Leaded light effect double glazed windows to front and side.



## ALTERNATE VIEW OF LOUNGE



## KITCHEN

10' x 9'10"

Fitted with a range of cream panel fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Tile splash backs. Radiator. Built in storage cupboard housing wall mounted combination boiler serving hot water and central heating (not tested). Plumbing and space for washing machine. Cooker space. Fridge/freezer space. Wood panel flooring. Leaded light effect double glazed window to rear over looking garden. Double glazed door to side.



### ALTERNATE VIEW OF KITCHEN



### BEDROOM ONE

12' x 11'4"

Radiator. Leaded light effect double glazed window to front.



### BEDROOM TWO

9'10" x 8'2"

Radiator. Leaded light effect double glazed window to side.





### BEDROOM THREE/DINING ROOM

10' x 8'2"

Feature Parquet flooring. Radiator. French style double doors to outside rear garden.



### BATHROOM

Fitted with a white suite comprises Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Heated electric towel rail. Leaded light effect double glazed window to rear.



### SEPARATE W.C.

Low level W.C. Leaded light effect double glazed window to rear.



## OUTSIDE - FRONT

Mainly laid to lawn. Borders stocked with mature flower and shrubs. Hard standing area providing off street parking for numerous vehicles. Access via double metal gates leading to detached garage with up and over door and power light connected (not tested). Side pedestrian access via gate to rear garden.





## OUTSIDE - REAR

approx 115''

Approx 115' Landscaped rear garden. Mainly laid to lawn. Array of mature flowers, shrub and tree borders. Sunken fish pond. Shingled areas. Summer House. Farmland views to rear. Personal door to garage.



ALTERNATE VIEW OF GARDENS





## FARMLAND VIEW



## AERIAL VIEW



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

## JE 0425

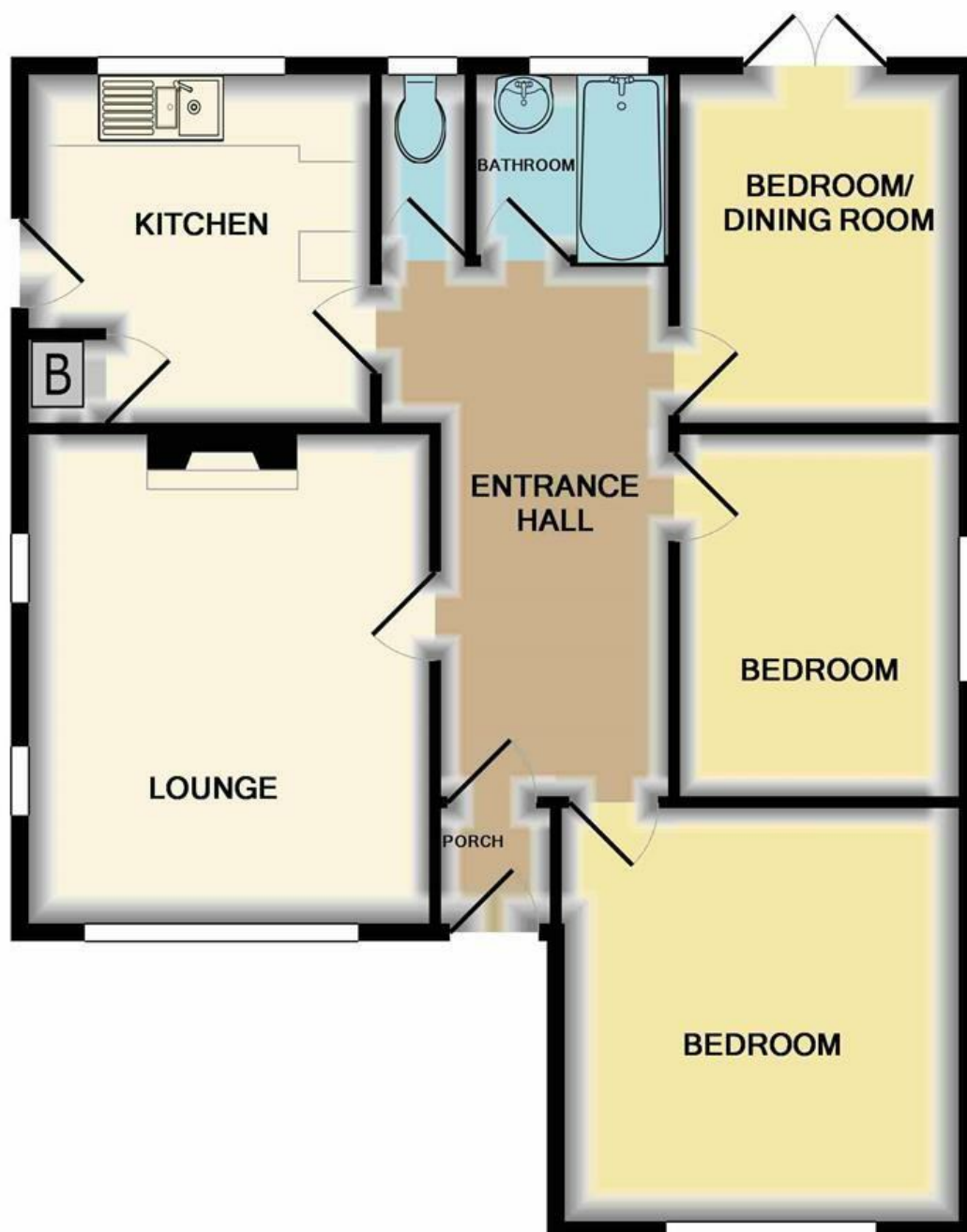
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## Particular Disclaimer

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.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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