110 Old Road, Clacton On Sea, Essex, CO15 3AA
01255 475444 clacton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents

Crossways
Clacton-On-Sea, CO15 2NB

Offered with No Onward Chain is this deceptively spacious THREE BEDROOM, TWO RECEPTION AREA DETACHED CHALET BUNGALOW located on the Tudor Development on the western side of Clacton-on-Sea. The property is set back from the road and benefits from views over a Greensward to the rear. Local shopping amenities are situated within 300 metres with Clacton's town centre and mainline railway station within one and three quarter miles. An early viewing is strongly advised to appreciate the accommodation on offer.

- Three Bedrooms (Two on G/Floor)
- 21'9 x 11'7 Lounge
- 16'2 x 11' Sitting Room
- First Floor Four Piece Bathroom
- 13'2 Fitted Kitchen
- Gas Central Heating (n/t)
- Wrap Around South Facing Garden
- Garage & Off Street Parking
- No Onward Chain
- EPC Rating D & Council Tax C

Offers In Excess Of £230,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to Entrance Hallway.

ENTRANCE HALLWAY

Stair flight to first floor. Double glazed windows to side. Radiator. Tiled flooring. Doors to:

BEDROOM TWO

11'10 x 10'4

Radiator. Double glazed window to front.

KITCHEN

13'2 x 8'1 max

Fitted with a range of light wood effect Shaker style units. Comprises laminated rolled edge work surfaces. Cupboards, drawers and storage space under. Range of matching wall mounted units. Inset single drainer sink unit with mixer tap. Range cooker space with Rangemaster extractor hood above (not tested). Fridge/freezer space, space and plumbing for washing machine and dishwasher. Tiled splash backs. Tiled flooring. Radiator. Double glazed windows to side and rear.

LOUNGE/DINER

21'9 x 11'7

Feature brick open fireplace. Radiator. Two double glazed windows to rear. Open access to Sitting Room & Door to Bedroom Four.

ALTERNATE VIEW OF LOUNGE/DINER

SITTING ROOM

16'2 x 11'

Radiator. Tiled flooring. Two double glazed windows to side. Double glazed double doors to rear garden.

BEDROOM FOUR

10'4 x 7'11

Wood effect flooring. Radiator. Double glazed window to front.

FIRST FLOOR LANDING

Built in storage cupboard. Double glazed window to rear with views over greensward. Radiator. Doors to Bedroom One & Bathroom.

BEDROOM ONE

14'3 x 11'9

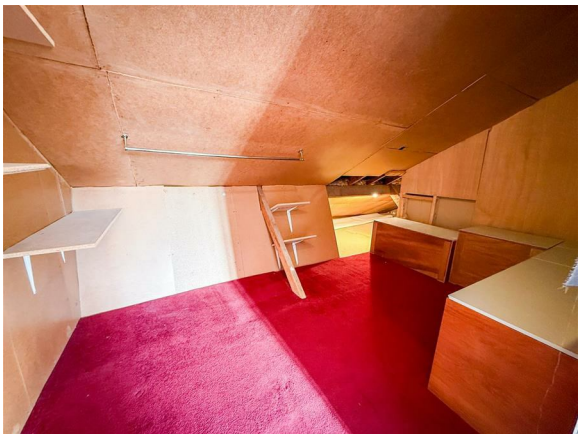
Double glazed window to rear with views over greensward. Radiator. Part sloping ceiling. Door to Walk-in wardrobe.

VIEWS OF GREENSWARD FROM BEDROOM ONE

WALK-IN WARDROBE

11'6 x 7'7 max

Part sloping ceiling. Access to crawl space storage.



BATHROOM

15'4 x 6'4 nar 4'10

Fitted with a four piece white suite. Comprises corner panel bath with mixer tap and shower attachment. Independent shower cubicle. Low level W.C. Pedestal wash hand basin. Tiled flooring. Fully tiled walls, Radiator. Double glazed window to side. Velux window.

OUTSIDE - FRONT

The property is set back from the road and access down a block paved driveway which provides off street parking. 15'1 x 8'3 Garage with up and over door with power and light connected. Open side pedestrian access to Garden.

OUTSIDE - SIDES & REAR

The property benefits from a wrap around garden which is mainly laid to lawn with array of mature shrubs. Timber storage shed/workshop with power and light connected. Additional smaller timber shed, Wood store. Personal door to garage. Patio and shingled areas. Enclosed bay fencing with pedestrian gate opening onto greensward.

ALTERNATE VIEW OF GARDEN

VIEWS OF GREENSWARD TO REAR

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Main (Telephone & Broadband): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: No

EH 1224

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.

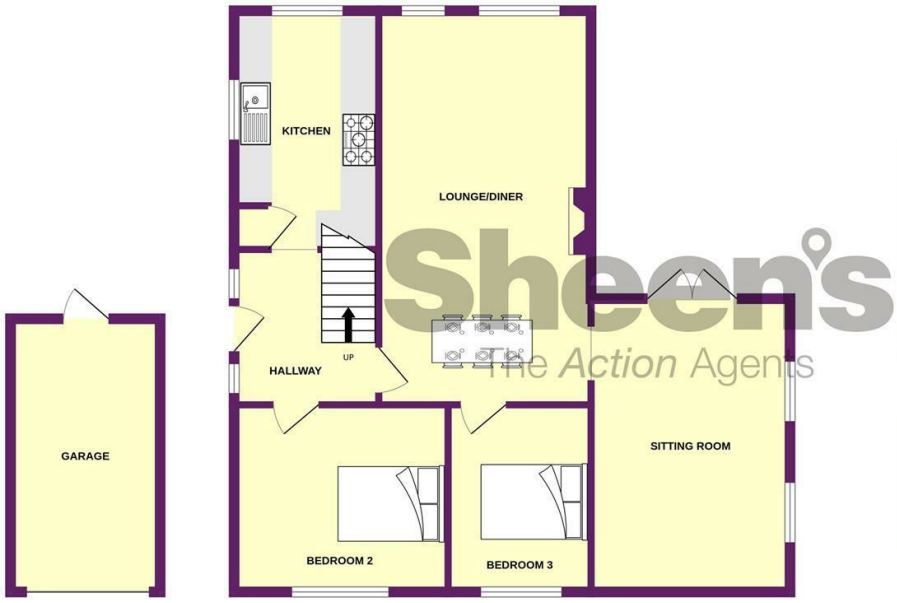
Particular Disclaimer

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.

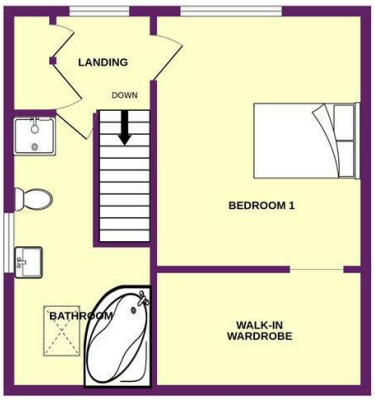
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR



1ST 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.
Made with Metropix ©2024