



Lake Walk Clacton-On-Sea, CO15 2AA

This TWO DOUBLE BEDROOM DETACHED BUNGALOW, is located on the edge of the Lake Walk development and offered with No Onward Chain. The property is presented in beautiful presentation throughout and an early inspection is advised to appreciate the accommodation and garden on offer. Clacton's town centre, sea front and mainline railway station are situated around one and a quarter miles away.

- Two Double Bedrooms
- 15'2 max x 12'5 Lounge
- 18'7 max. Kitchen/Diner
- Modern Kitchen/Diner
- Gas Central Heating (n/t)
- Modern Three Piece Bathroom
- Off Street Parking
- 53' Westerly Facing Garden
- No Onward Chain
- EPC Rating TBC & Council Tax B



Price £265,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Leaded light and stained glass effect secondary double glazed wooden entrance door to:



ENTRANCE HALLWAY

Dado rail. Wood effect flooring. Radiator. Doors to:



LOUNGE

15'2 into bay x 12'5 max

Dado rail. Ornamental fire surround. Radiator. Double glazed bay window to front.



KITCHEN/DINER

18'7 x 13' nar 6'1

'L' shaped Kitchen/Diner. Fitted with a range of modern white grove panel fronted units. Comprises wood panel effect rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit with mixer tap. Cooker space. Space and plumbing for washing machine. Tiled splash backs. Wood effect flooring. Wall mounted gas boiler (not tested). Feature ornamental fireplace. Radiator. Double glazed windows to rear and side. Double glazed sliding patio doors to rear garden.



KITCHEN AREA VIEW



DINING AREA VIEW



BEDROOM ONE

12'4 max x 10'4 to wardrobes

Built in part mirror fronted and white gloss panel sliding wardrobes. Radiator. Double glazed bay window to front.



BEDROOM TWO

11'9 max x 10'5 max

Radiator. Double glazed window to rear.



BATHROOM

7'4 x 6'4

Fitted with a three piece white bathroom suite. Comprises wood panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Tiled flooring. Radiator. Loft Access. Double glazed window to side.



OUTSIDE - FRONT

Block paved front garden part enclosed by brick wall and shrubs. Hard standing area providing off street parking. Gates either side of bungalow leading to rear garden.



OUTSIDE - REAR

Approx 53' Westerly Facing Rear garden is mainly laid to lawn. Paved patio areas. Timber storage sheds to remain. Enclosed by panel fencing. Decked patio area with covered wooden pergola.



ALTERNATE VIEW OF GARDEN



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: No

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: No

JE 0326

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



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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