



## Cottage Grove Clacton-On-Sea, CO16 8DH

This larger than usual THREE DOUBLE BEDROOMED DETACHED BUNGALOW is situated on a corner plot and in the valuers opinion offers excellent sized accommodation. The property is being offered with NO ONWARD CHAIN. Local shopping amenities are located approximately 200 metres away, and with Clacton-on-Sea's town centre, mainline railway station and seafront approximately a mile and a half away.

- Three Double Bedrooms
- 11'4 Kitchen
- Sun Room
- Bathroom
- Double Glazed Windows
- Gas Central Heated (n/t)
- Front, Rear and Side Gardens
- Garage and Off Street Parking
- Council Tax Band C
- EPC Rating D



**Price £325,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE PORCH

Double glazed windows to front and side. Glazed door leading to;

### ENTRANCE HALL

Loft access. Radiator. Double storage cupboard. Single storage cupboard. Doors to;

### LOUNGE

20' x 11'

Double glazed windows to both front and rear aspects. Two radiators.



## KITCHEN

11'4 x 10'10

Comprises; Laminated rolled edge work surfaces with inset single drainer single bowl ceramic sink unit. Integrated four ring gas hob. built in waist height oven. Integrated Washing Machine, Dishwasher, Fridge and Freezer. Appliances not tested. Selection of matching white high gloss units at both eye and floor level. Part tiled walls. Radiator, Double glazed window to rear and side. Double glazed door leading to garden.



## BEDROOM ONE

15' x 11'

Double glazed window to front. Radiator.



## BEDROOM TWO

12'10 x 11'

Double glazed window to rear. Radiator. Built in shower cubicle with wall mounted Jacuzzi shower (not tested).



## BEDROOM THREE

12' x 10'10"

Double glazed sliding doors to Sun Room. Radiator.



## SUN ROOM

8' x 7'2

Double glazed windows to front, rear and side aspects. Radiator. Double glazed door leading to Rear Garden.



## BATHROOM

Suite comprises of; Low level W.C. Pedestal hand wash basin. Corner Jacuzzi bath (not tested). Radiator. Fully tiled walls. Two double glazed windows to rear.



### OUTSIDE - REAR

Being situated on a corner plot, the property has a wrap around garden which commences from the kitchen with a paved patio area.

Lawned area to the right leading to the greenhouse and a courtesy door leading to garage and side pedestrian access to front.

To the left and side the lawned area is enclosed by mature manicured hedging. Pond. Rockery. Mainly laid to lawn. Further side pedestrian access to front.



## OUTSIDE



## OUTSIDE FRONT

Situated on a corner plot. Block paved driveway leading to Garage providing off street parking for numerous vehicles. Mainly laid to lawn.

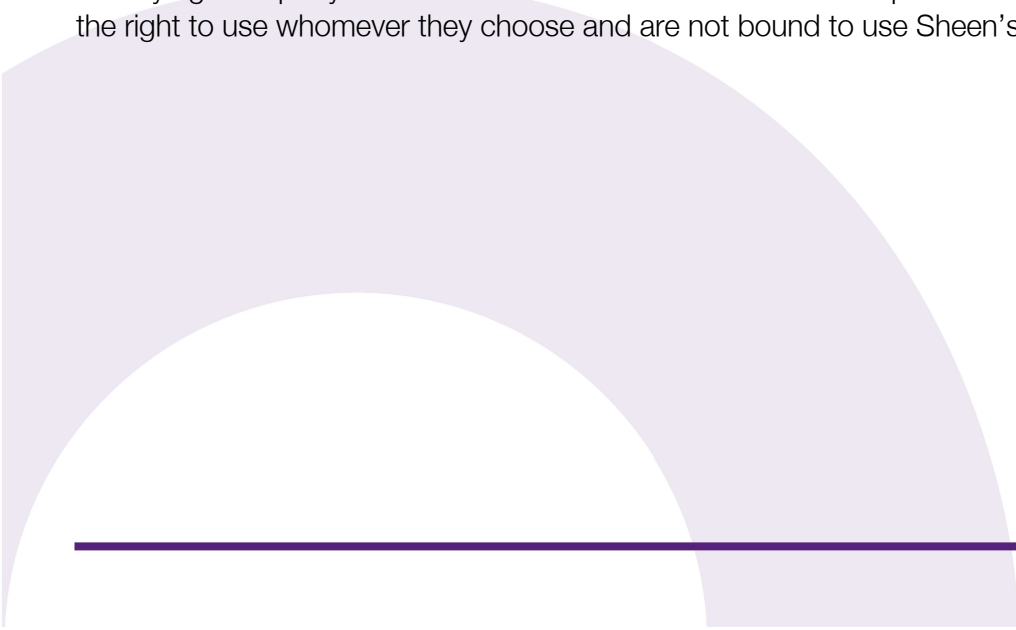
## GARAGE

Electric roller door. Power and light connected. Courtesy door leading to garden.

## LE 0224

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.



### Material Information (Freehold Property)

Tenure: Tendring District Council

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): yes

(Water): Mains

(Sewerage Type): Mains drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

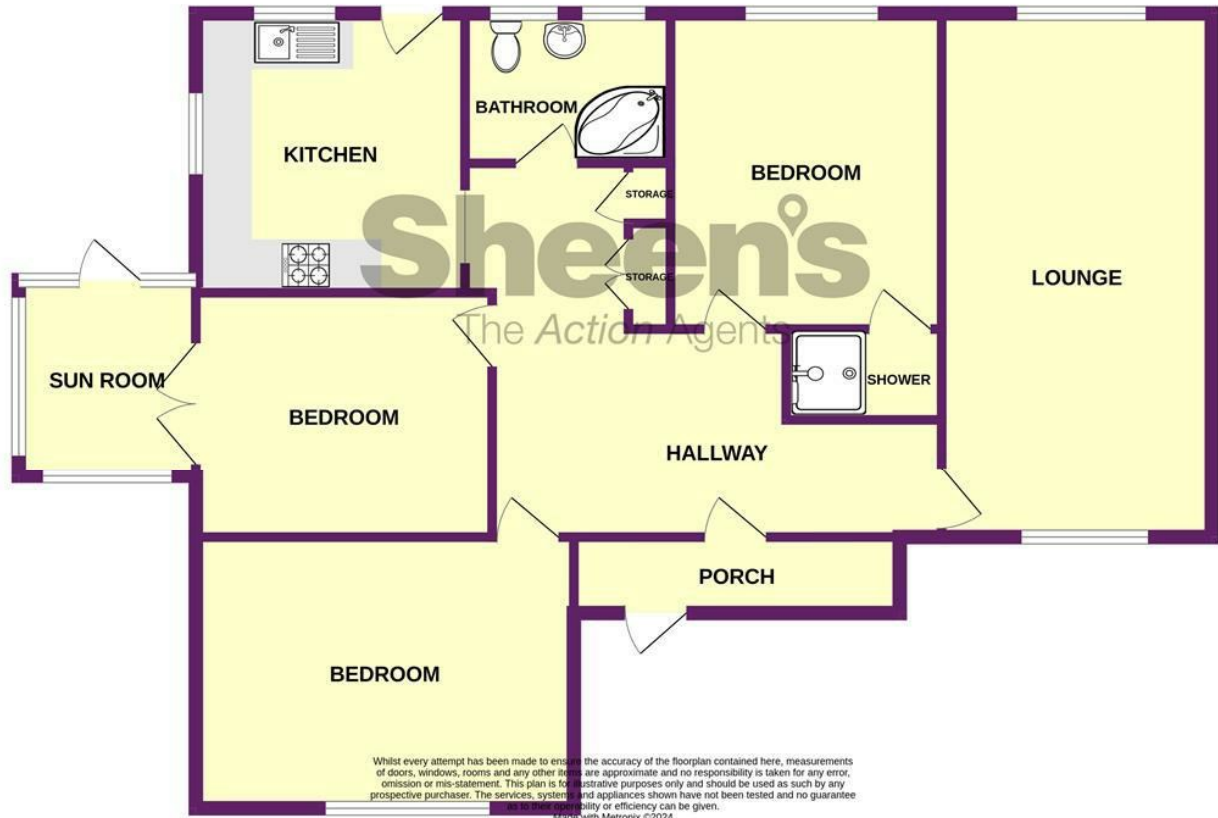
### Particular Disclaimer

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.





## GROUND FLOOR



## Selling properties... not promises

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

**Sheen's**  
The Action Agents