



## Lime Close Clacton-On-Sea, CO15 2BZ

**\*\* REFURBISHMENT REQUIRED \*\***

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW located in Lime Close of Clacton-on-Sea. The property is in need of REFURBISHMENT which presents a fantastic opportunity for you to unleash your creativity and design a home tailored to your taste. With NO ONWARD CHAIN, the process of making this property your own is made even smoother. The property is located within one hundred yards of a local shopping parade and within one mile of Clacton-on-Sea's town centre, mainline railway station and sea front. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 16'2 x 9'10 Lounge
- 9'10 x 9'9 Kitchen
- 20'3 x 7'8 Conservatory
- Three Piece Bathroom Suite
- Majority Double Glazed
- Electric Heating (not tested)
- Garage & Off Street Parking
- No Onward Chain
- EPC Rating E. Council Tax Band B



**Price £180,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

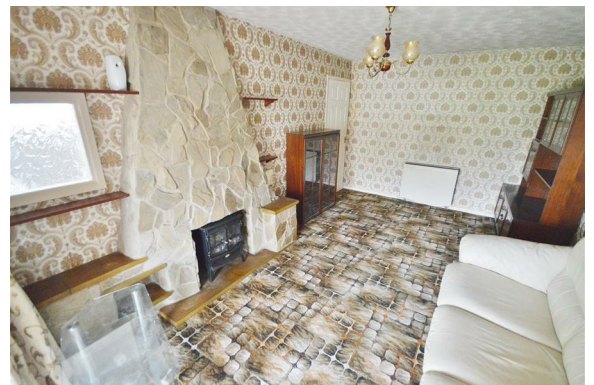
### ENTRANCE HALLWAY

Two storage cupboards. Loft access. Storage heater (not tested). Door to:

### LOUNGE

16'2 x 9'10

Storage heater (not tested). Double glazed window to rear.  
Double glazed sliding door leading to: Conservatory.





## KITCHEN

9'9 x 9'10

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit. Space for cooker. Space for fridge and freezer. Double glazed window to side. Glazed window to rear. Wooden glazed door leading to:



## CONSERVATORY

20'3 x 7'8

Double glazed windows to rear and side. UPVC double glazed door leading to: Rear Garden.



## BEDROOM ONE

12' x 10'

Built-in wardrobes. Storage heater (not tested). Double glazed window to front.



## BEDROOM TWO

10' x 8'3

Storage heater (not tested). Double glazed window to front.



## BATHROOM

Three piece suite comprising; Low level W.C. Pedestal hand wash sink basin. Panelled bath with walk mounted shower head attachment above. Majority tiled. Storage heater (not tested). Double glazed window to side.



## OUTSIDE - FRONT

Hard standing area providing off-street parking for multiple vehicles. Remainder being laid to lawn. Side pedestrian access leading to: Outside Rear. Access to:



## GARAGE

Up and over door.



## OUTSIDE - REAR

Wrap around garden being patio paved with the remainder being laid to lawn. Enclosed by fencing. Independent side door leading into Garage. Side pedestrian access that leads to: Outside Front.



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: No

Services Connected: (Gas): No (Electricity): Yes (Water): Mains (Sewerage Type): Mains Sewerage (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

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### BA 0325

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](http://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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## Selling properties... not promises

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**Sheen's**  
The Action Agents