



## Sandown Close Great Clacton, CO15 4PP

Sheens Estate agents are pleased to offer for sale this EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW situated in the popular Great Clacton area and being offered with NO ONWARD CHAIN. The property is located around 150 metres from local shopping amenities in Woodlands Close with both Morrison's supermarket in Little Clacton and Clacton Outlet Shopping Village within half a mile. Clacton-on-Sea's town centre, seafront and mainline railway station are also around two miles away. An internal inspection is highly advised to appreciate the extended accommodation on offer.

- Two Bedrooms
- 17'5 x 9'5 Kitchen/Diner
- 17'4 x 11'1 Lounge
- 9'3 x 5'7 Accessible Wet Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- Approx 40' max Rear Garden
- Off Road Parking for Multiple Vehicles
- No Onward Chain
- EPC Rating D & Council Tax B



**Price £225,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALLWAY

Wood effect flooring. Radiator. Loft access. Wide accessible sliding door to Shower Room. Wide accessible doors to:

### BEDROOM ONE

13'9 x 10'

Radiator, Double glazed window to rear.



### BEDROOM TWO

11'6 x 8'5

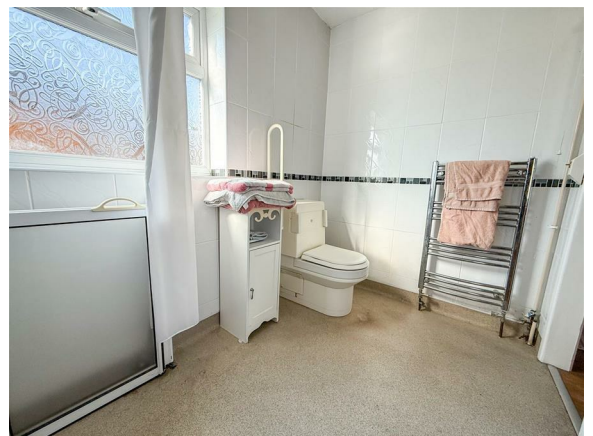
Radiator. Double glazed window to front.



## ACCESSIBLE WET ROOM

9'3 x 5'7

Fitted with an accessible wet room. Wall mounted electric shower (not tested) with folding low level shower screen. Accessible W.C. Pedestal wash hand basin. Fully tiled walls. Chrome effect heated towel rail. Double glazed window to side.



## LOUNGE

17'4 x 11'1 max

Feature fireplace with inset gas fire (not tested). Wood effect flooring. Radiator. Double glazed window to front.



## KITCHEN/DINER

17'5 x 9'5

Fitted with a range of white laminate fronted units. Comprises granite effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer taps. Range cooker space with fitted double width extractor hood above (not tested). Space and plumbing for washing machine, tumble dryer and dishwasher. Tall fridge and freezer spaces. Low level Breakfast bar. Radiator. Tiled splash backs. Tile effect laminate flooring. Double glazed window to rear. Double glazed windows and door to side.



## OUTSIDE - FRONT

Block paved low maintenance front garden providing off street parking for numerous vehicles. Gate gives side pedestrian access to outside rear garden.



## OUTSIDE - REAR

Approx 40' North Westerly facing rear garden. Low maintenance rear garden. Mainly paved with partial raised borders. Timber storage shed. Enclosed by panel fencing.



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

## JE 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

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taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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**  
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