



Gainsford Avenue Clacton-On-Sea, CO15 5AT

Sheen's are pleased to offer for sale this FOUR BEDROOM DETACHED CHALET BUNGALOW situated in a sought after location in the popular area of East Clacton. The property is located within one quarter of a mile of the seafront at Holland-on-Sea and approximately one mile from Clacton-on-Sea's town centre and mainline railway station. It is in the valuer's opinion that an internal inspection is highly advised to appreciate the accommodation on offer.

- Four Bedrooms
- 15'7 x 14'2 Lounge
- 12'6 x 12'3 Kitchen
- 15'6 x 11'6 Dining Room
- Bathroom
- Fully Double Glazed
- Gas Central Heated (n/t)
- Approximately 47' Rear Garden
- EPC Rating D
- Council Tax Band D



Offers In Excess Of £450,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to entrance porch.

ENTRANCE PORCH

Double glazed windows to front. UPVC double glazed door leading to:

ENTRANCE HALLWAY

Stair flight to the first floor. Airing cupboard. Storage cupboard. Under stairs storage cupboard. Radiator. Door to:



KITCHEN

12'6 x 12'3

Modern fitted kitchen suite comprising laminated square edge work surfaces with inset one and a half bowl single drainer sink unit with a stainless steel mixer tap. Inset four electric hob with extractor hood above (not tested). Inset double oven. Integrated dishwasher. Integrated washing machine. Space for fridge freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Cupboard housing gas boiler (not tested). Radiator. Double glazed window to side. Open access to:



DINING ROOM

15'6 x 11'6

Radiator. Double glazed windows to side and rear. Door leading to lounge. UPVC Double glazed French doors leading to:



CONSERVATORY

10'9 x 8'8

Fully double glazed windows to the sides and rear. Wall mounted electric radiator. Double glazed bi-folding door leading to the outside rear.



LOUNGE

15'7 x 14'2

Inter gas feature fireplace with a fire surround. Radiator. Double glazed windows to rear. UPVC Double glazed French doors leading to the rear garden.



BEDROOM ONE

14' x 11'6

Radiator. Double glazed bay windows to front.



BEDROOM TWO

10'7 x 10'1

Radiator. Double glazed window to front.



BEDROOM THREE

12'11 x 7'7

Radiator. Two double glazed windows to side.



BATHROOM

Modern fitted four piece suite comprising of a low level W.C. Vanity hand wash sink basin with a stainless steel mixer tap. Panelled bath with shower head attachment above. Step in shower cubicle with shower head attachment above. Partly tiled. Heated towel rail. Double glazed windows to side.



FIRST FLOOR LANDING

Storage in the eaves. Double glazed Velux windows to the side. Door to:



BEDROOM FOUR/OFFICE

13'4 x 9'2

Radiator. Double glazed Velux window to the rear. Double glazed window to the front. Door to:



SEPEREATE W.C

Comprises a low level W.C. Wall mounted corner hand wash sink basin.



OUTSIDE FRONT

Block paved driveway providing off street parking for multiple vehicles leading to Garage with up/over door. Remainder being laid to lawn. Enclosed by flowers and shrubs. Feature brick wall with metal railings to front.

OUTSIDE REAR

Approximately 47' garden with block paved area with the remainder being laid to lawn. Array of mature shrubs, trees & bushes. Personal access door to garage. Enclosed by panelled fencing. One wooden storage shed. Rear access onto East Cliff fields.



ALTERNATE VIEW OF GARDEN



EAST CLIFF FIELDS



SOLAR PANELS

The property has solar panels which we have been informed by the current vendors are owned outright and were fitted in 2012. They have a deal where any surplus energy units are paid back to them each year (Unit cost goes up with inflation each year also) - this continues for a period of 25 years since their instalment in 2012.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; - Council Tax Band: D - Payable 2025/2026 £2137.41 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: N/A

BA 09/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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.



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.
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Selling properties... not promises

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