



## Bonham Close Great Clacton, CO15 4AZ

Located in the popular area of Great Clacton. Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. The bungalow benefits from being offered with NO ONWARD CHAIN. The property is positioned within 0.2 miles of local amenities and the Asda Superstore. The property is approximately 0.7 miles away from Clacton-on-Sea's mainline railway station and seafront. An internal inspection is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 16'1 x 9'7 Lounge
- 9'11 x 9'7 Kitchen
- Bathroom
- Cul-De-Sac Position
- Gas Central Heating (n/t)
- Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating TBC



**Price £215,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE

16'1 x 9'7

Decorative gas fireplace (not tested). Radiator. Window to rear.



## KITCHEN

9'11 x 9'7

Fitted with a range of wall mounted white units with cupboards and drawers below. Straight edge matte effect work surfaces with inset single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with under counter gas oven (not tested). Space and plumbing for washing machine. Space for fridge freezer. Tiled splashbacks. Tiled flooring. Double glazed window to side and rear. Double glazed door to garden.



## BEDROOM ONE

12'1 x 10'

Radiator. Double glazed window to front.



## BEDROOM TWO

9'8 x 8'4

Radiator. Double glazed window to front.



## BATHROOM

6'9 x 3'10

Three piece white suite comprises of panelled bath. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Tiled flooring. Double glazed window to side.





## OUTSIDE REAR

Mainly patio paved with the rest being laid to lawn, Storage shed. Enclosed by panel fencing. Side pedestrian access leading to outside front.



## OUTSIDE FRONT

Hard standing area with driveway for multiple vehicles.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2025/2026 £1,662.4 Per Annum

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

## JB 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](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.

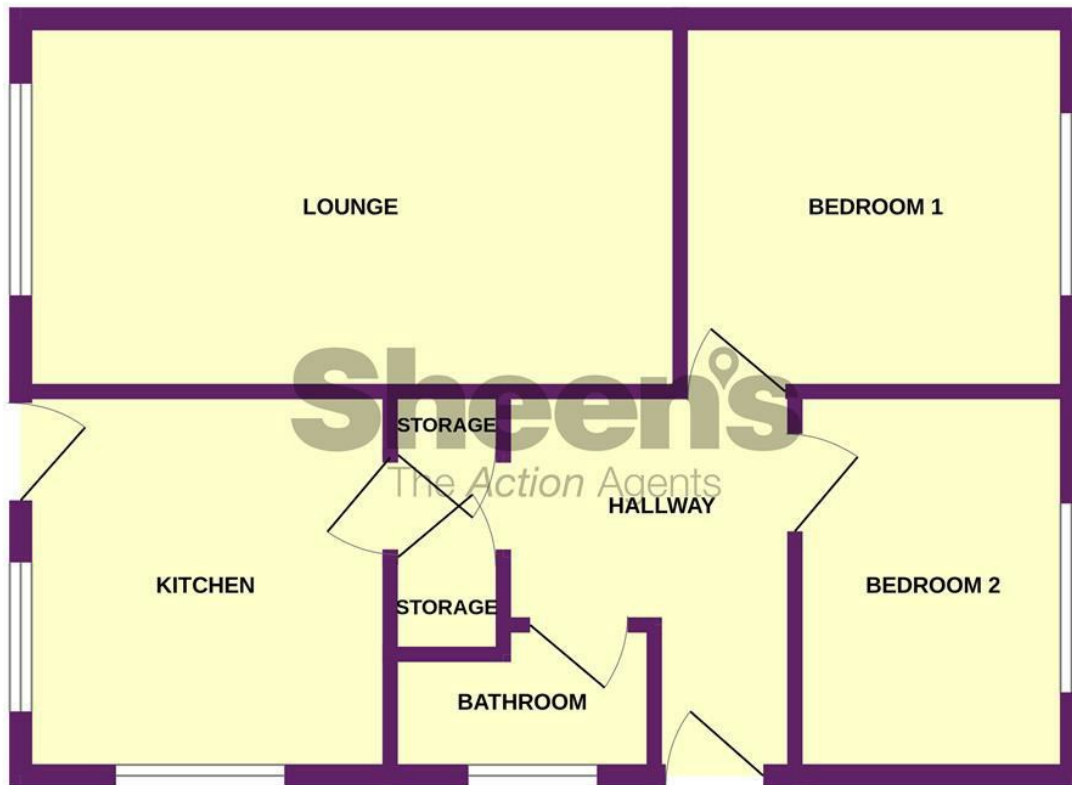
## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 521 sq.ft. (48.4 sq.m.) approx.  
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

