



## Battisford Drive Clacton-On-Sea, CO16 7LD

**\*\* NO ONWARD CHAIN \*\*** Situated on the popular 'Grange Park' development in the Essex coastal town of Clacton-on-Sea is this **THREE BEDROOM SEMI-DETACHED BUNGALOW**. The property benefits from a wide plot and includes a Garage along with Off Street Parking. Clacton's town centre, sea front and mainline railway station are positioned around three and a quarter miles away. An early internal inspection is advised to appreciate the accommodation on offer and the great opportunity to make it your own.

- **Three Bedrooms**
- **20'5 max. Lounge/Diner**
- **9'8 Fitted Kitchen**
- **Three Piece Bathroom Suite**
- **Fully Double Glazed**
- **Gas Central Heating (n/t)**
- **Garage & Off Street Parking**
- **Approx 50' x 32' West Facing Garden**
- **No Onward Chain**
- **EPC Rating C & Council Tax B**



**Price £235,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes: Double glazed entrance door to:

#### ENTRANCE HALLWAY

Built in airing cupboard housing hot water cylinder (not tested). Radiator. Loft access. Doors to:



#### LOUNGE/DINER

20'5 x 11'5 narrowing to 9'

Two radiators. Double glazed window to front. Double glazed sliding patio doors to kitchen.



LOUNGE AREA VIEW



DINING AREA VIEW



## KITCHEN

9'8 x 8'8

Fitted with a range of wood effect panel fronted units comprising laminated rolled edge work tops with cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Range of matching wall mounted units. Cooker space. Space and plumbing for washing machine. Under counter fridge and freezer spaces. Tiled splash backs. Wall mounted gas boiler (not tested). Radiator. Double glazed window and door to rear garden.



## BEDROOM ONE

11'7 x 11'2

Radiator. Double glazed window to front.



## BEDROOM TWO

11'2 x 8'5

Radiator. Double glazed window to rear.



## BEDROOM THREE

10'5 x 8'2

Radiator. Double glazed window to front.



## BATHROOM

Fitted with a three piece ivory colour suite comprising a panelled bath with mixer tap and shower attachment. Pedestal hand wash basin. Low level W.C. Fully tiled walls. Radiator. Double glazed window to rear.

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## OUTSIDE FRONT

Front garden is mainly laid to lawn with a hard standing area providing off street parking for numerous vehicles. Leading to garage. Gate giving side pedestrian access to outside rear garden.



## GARAGE

17'3 x 8'6

Up and over door.

## OUTSIDE REAR

50' wide x 32' deep

Westerly facing Garden, Mainly laid to lawn with an array of flower and shrub borders. Paved patio area. Timber storage shed. Enclosed by panelled fencing. Personal door to garage.



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

### JE 08/25

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.

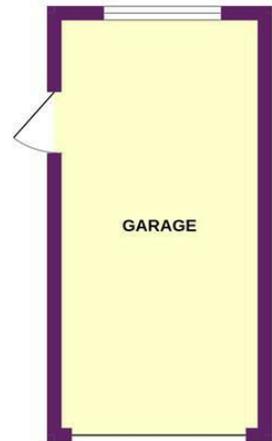
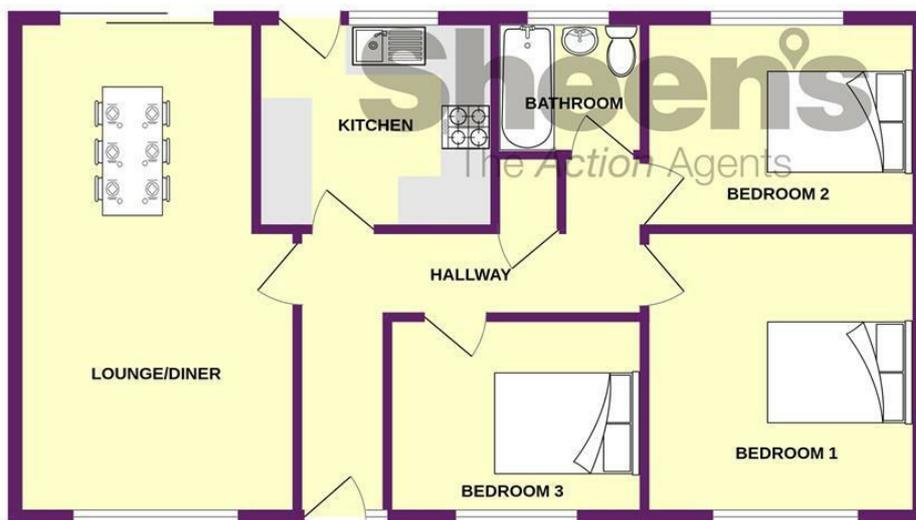
### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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## GROUND FLOOR



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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