



Gorse Lane Great Clacton, CO15 4RJ

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW located in a popular, non-estate position and being offered with NO ONWARD CHAIN. The property is conveniently located within a quarter of a mile from Local shopping facilities with Clacton-on-Sea's town centre, sea front and mainline railway station within two and a quarter miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 20' x 11'5 Lounge/Diner
- 10'9 x 9'11 Kitchen
- Shower Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- Garage & Off Street Parking
- No Onward Chain
- Council Tax Band D
- EPC Rating D



Price £250,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

ENTRANCE HALLWAY

Loft access. Airing cupboard housing wall mounted gas combination boiler (not tested). Radiator. Door to:



LOUNGE/DINER

20' x 11'5

Radiator. Double glazed windows to front.



KITCHEN

10'9 x 9'11

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with extractor hood above (not tested). Inset oven. Space for fridge freezer. Space and plumbing for washing machine. Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splashbacks. Radiator. Double glazed window to rear. UPVS double glazed door leading to: Rear Garden.



BEDROOM ONE

13'11 x 9'8

Fitted Sharps wardrobes with fronted sliding doors. Radiator. Double glazed windows to rear.



BEDROOM TWO

10'10 x 9'10

Radiator. Double glazed window to front.



SHOWER ROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step in shower cubicle with wall mounted electric shower and shower head attachment above (not tested). Fully tiled. Heated towel rail. Double glazed window to side.



OUTSIDE FRONT

Hard standing area which provides off street parking. Side pedestrian access leading to: Outside Rear. Side access leading to:



GARAGE

Electric garage door (n/t). Power and light connected. Door leading into: Rear Garden.

OUTSIDE REAR

Majority paved with remainder being laid with artificial lawn. Enclosed by panelled fencing. Borders lined with flowers and stones. Side pedestrian access leading to: Outside Front.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2026/2027 £2225.97 Per Annum

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: N/A

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

Anti-Money Laundering

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.

Particular Disclaimer

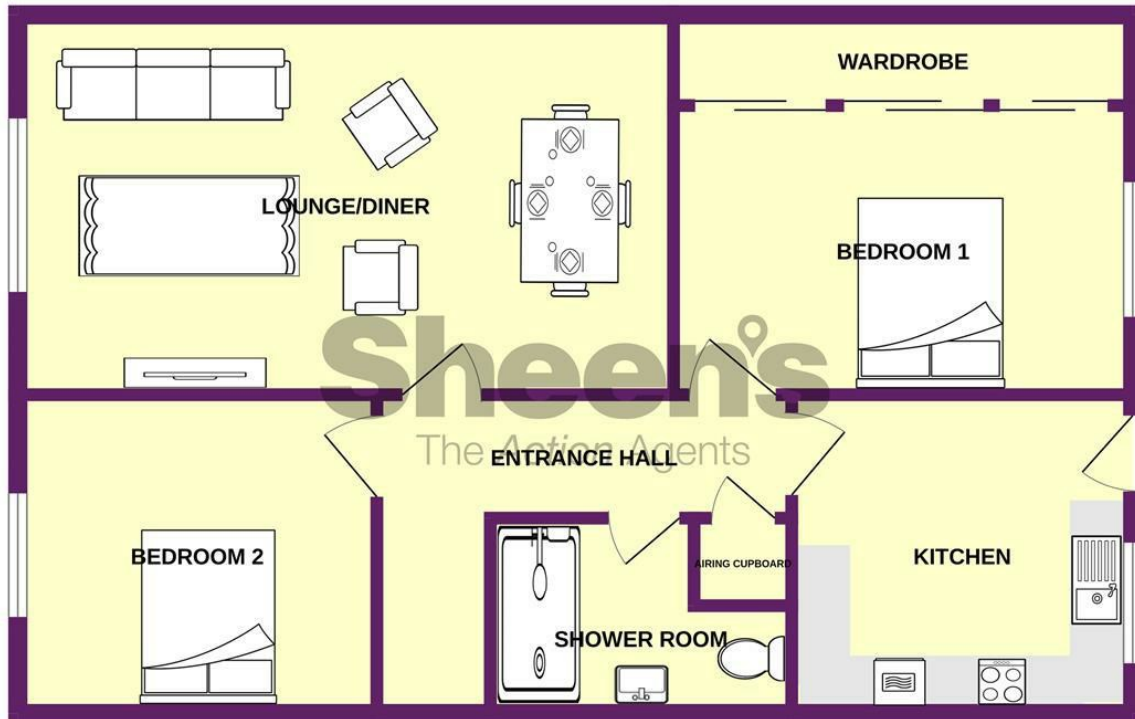
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes 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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