



Balmoral Avenue Clacton-On-Sea, CO15 2AJ

**** NO ONWARD CHAIN **** Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM TWO RECEPTION ROOM DETACHED BUNGALOW located in an established non estate position. The property is located within three quarters of a mile from Clacton-on-Sea's mainline railway station, seafront and town centre. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 13'4 x 10'8 Lounge
- 12' x 8'2 Kitchen
- 11'5 x 9'8 Dining Room
- 9'8 x 8'2 Conservatory
- Bathroom
- Electric Heating (n/t)
- Off Street Parking
- No Onward Chain
- EPC Rating E

Price £215,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to:

ENTRANCE PORCH

Double glazed windows to side. UPVC double glazed entrance door leading to:

ENTRANCE HALLWAY

Loft access. Storage heater. Door to:

LOUNGE

13'4 x 10'8

Storage heater. Inset gas feature fireplace with a wooden fire surround. Double glazed windows to the front.



DINING ROOM

11'5 x 9'8

Storage heater. UPVC double glazed French leading into the conservatory. Door to:



KITCHEN

12' x 8'2

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset single drainer stainless steel sink unit. Space for cooker. 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. Double glazed window to rear. UPVC double glazed door leading to:



LEAN-TO

10'x 7'4

Glazed windows to the front and side. Doors leading to outside rear.



CONSERVATORY

9'8 x 8'2

Fully double glazed. UPVC double glazed door leading into the rear garden.



BEDROOM ONE

11'6 x 11'1

Storage heater. Double glazed window to rear.



BEDROOM TWO

9'8 x 8'

Storage heater. Double glazed window to front.



BATHROOM

Three piece suite comprising a low level W.C. Vanity hand wash sink basin. Panelled bath. Half tiled. Storage heater. Double glazed windows to front and side.



OUTSIDE - FRONT

Hard standing area providing off street parking. Side pedestrian access leading to the outside rear.



OUTSIDE - REAR

Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing. Borders are lined with flowers and shrubs. Side pedestrian access leading to outside front.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: no

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: no

BA 0725

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

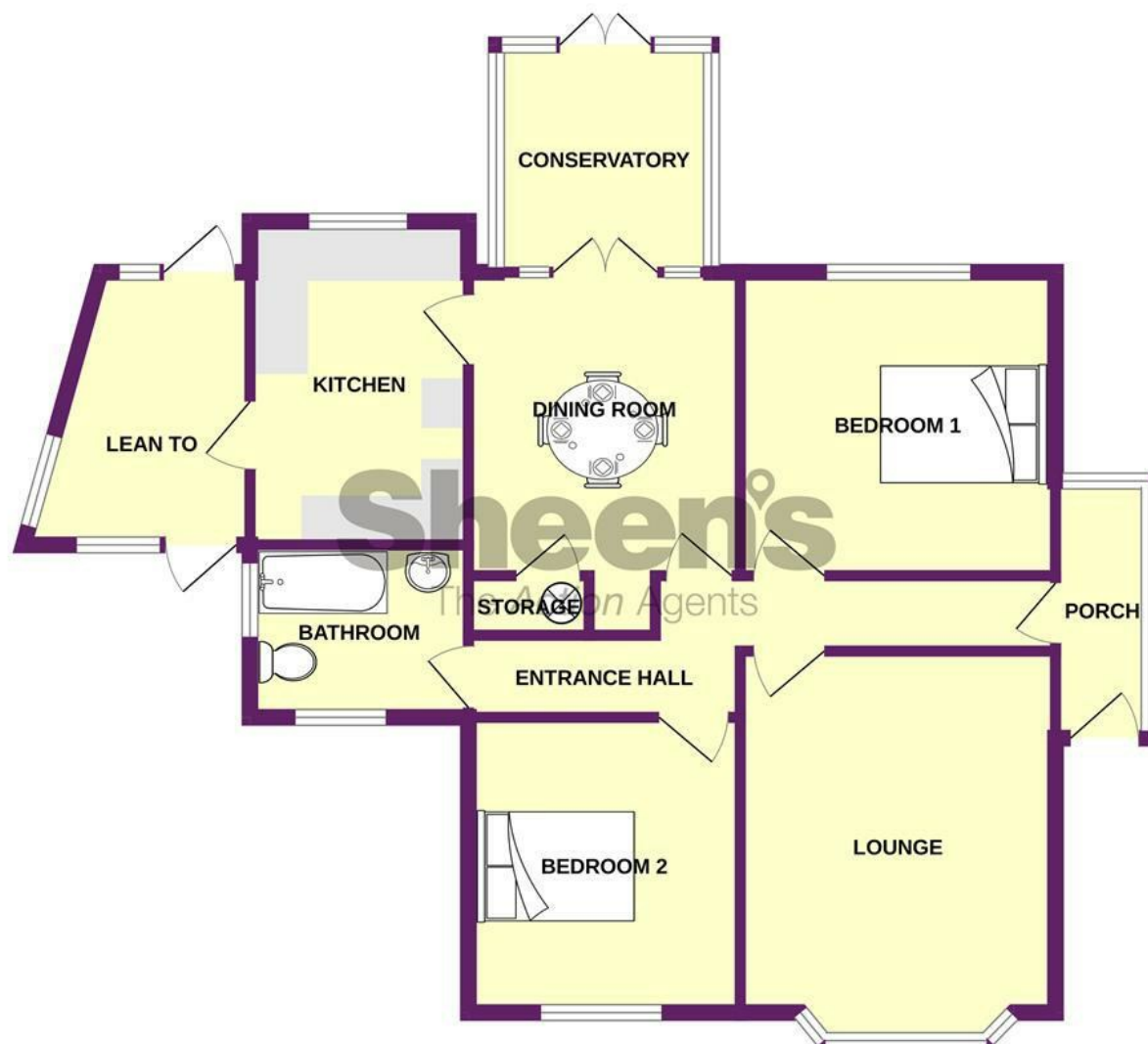
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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