

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## Blyford Road Clacton-On-Sea, CO16 7EL

This extensively modernised and extended THREE BEDROOM DETACHED BUNGALOW is located in a cul-de-sac position on the popular 'Grange Park' development in the Essex coastal town of Clacton-on-Sea and offered with No Onward Chain. An early inspection is strongly advised to appreciate the accommodation and décor on offer. Clacton's town centre, sea front and mainline railway station are located within one and three quarter miles with local shopping amenities at 'Sainsbury Local' store within quarter of a mile.

- Three Bedrooms
- En-Suite To Bedroom One
- 26'10 max Lounge
- 23'7 x 11'1 Kitchen/Diner
- 11' x 8'8 Utility Room
- Modern Shower Room
- Gas Central Heating (n/t)
- In/Out Driving with Spacious Parking
- 64' x 32' Landscaped Garden
- EPC Rating C & Council Tax C



**Price £368,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite entrance door to entrance hallway.

### ENTRANCE HALLWAY

Radiator. Tiled flooring. Built in storage cupboard. Sunken spotlights. Doors to:



### LOUNGE

26'10 x 11' max narrowing to 7'

Feature stone fireplace with inset electric fire (not tested). Tiled flooring. Two Radiators. Double glazed window to front. Double glazed double doors to rear garden.



ALTERNATE VIEW OF LOUNGE



## KITCHEN/DINER

23'7 x 11'1

Fitted with a modern kitchen suite comprises white gloss panel fronted units. Comprising marble effect work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Inset four ring electric hob with designer extractor hood above. High level double electric oven (all appliances not tested). Dishwasher space. Tall fridge freezer space. Two radiators. Tiled flooring. Tile splashbacks. Sunken spotlights. Double glazed sliding patio doors leading to rear garden. Double glazed window to rear. Open access to utility room.



## KITCHEN AREA VIEW



## DINING AREA VIEW



## UTILITY ROOM

11' x 8'8

Fitted with a range of birch wood effect laminated fronted units comprising granite effect laminated rolled edge work surfaces with cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer with additional top loader washing machine space. Tall larder cabinet. Range of matching wall mounted units. Tile splashbacks. Tall chrome effect designer radiator. Additional fridge freezer space. Tiled flooring. Double glazed window to rear. Wall mounted gas boiler (not tested). Double glazed door to rear garden.



## BEDROOM ONE

11'10 x 9'9

Wall to wall fitted mirror fronted sliding wardrobes. Radiator. Tiled flooring. Double glazed window to front. By folding door to utility room.



## EN-SUITE SHOWER ROOM

7'4 x 2'6

Fully tiled walls. Comprises low level W.C. Bidet. Wash hand basin with cupboard below. Tiled flooring. Radiator. Double glazed window to front.



## BEDROOM TWO

11' x 6'6

Currently being used as a dressing room. Tiled flooring. Radiator. Double glazed window to front.



## BEDROOM THREE

11' x 6'4

Tiled flooring. Radiator. Double glazed window to front.



## SHOWER ROOM

Fitted with a three piece white suite comprising independent shower cubicle with glazed shower screen. Vanity wash hand basin with cupboards below. Concealed cistern low level W.C. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Double glazed window to front.



## OUTSIDE FRONT

The property benefits from an in out hard standing driveway providing off street parking for numerous vehicles. Garden is mainly laid to lawn with mature flowers shrubs and trees. Gate giving side pedestrian access to outside rear garden.



## OUTSIDE REAR

Outside rear garden is mainly laid to lawn with a paved patio area. Array of mature flower, shrubs and trees. Two timber storage sheds to remain. Additional side paved garden area.



## ALTERNATE VIEW OF GARDEN



## SIDE GARDEN AREA



## SOLAR PANELS

The property benefits from solar panels to the rear pitch of the roof on the property which are owned outright by the current seller (not tested).

## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note:

## JE 0925

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](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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