



Coopers Lane Clacton-on-Sea, CO15 2DA

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW in Clacton on Sea. The property is offered with NO ONWARD CHAIN and is located within a short distance of local shopping amenities.

- Two Bedrooms
- 15'10 Lounge
- Gas Central Heating
- Double Glazed
- Garden
- Garage
- Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating C



Price £195,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

ENTRANCE HALLWAY

Radiator, storage cupboard, doors to;

LOUNGE

15'10 x 9'9

Double glazed window to rear, radiator.



BEDROOM ONE

11'10 x 8'3

Double glazed window to front. Radiator.



BEDROOM TWO

9'10 x 9'10

Fitted Wardrobe. Double glazed window to front, radiator.



ALTERNATIVE VIEW OF BEDROOM TWO

KITCHEN

8'7 x 8'3

Cupboards at both eye and floor level. Inset single drainer stainless steel sink unit. Space for fridge freezer space. Space & plumbing facilities for washing machine. Space for freestanding cooker. Radiator, double glazed window to rear and UPVC door to rear.



BATHROOM

Panelled enclosed bath with mixer taps and shower attachment. Hand wash basin pedestal. Low level W.C. fully tiled walls. Double glazed window to side. Radiator.



OUTSIDE REAR

Mainly laid to lawn. Flower & shrub borders. Panelled enclosed fencing. Door to garage.



GARAGE



OUTSIDE FRONT

Mainly laid to lawn. Flower & shrub borders. Hard standing area providing off street parking leading to gates which give access to garage.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains

Telephone - Good (Outside)

Broadband - Superfast up to 49mb

Non-Standard Property Features To Note:

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

LE 7/25

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.

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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.



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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents