



Tudor Green Clacton-On-Sea, CO15 2PD

Being offered with NO ONWARD CHAIN and situated on the popular Tudor Development on the West side of Clacton. Sheen's are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. Local shopping amenities at Tudor Parade are located within a quarter of a mile with Clacton-on-Sea's Town centre, Seafront and mainline railway station located within Two miles.

- Two Bedrooms
- 14' Lounge
- 11'4 Kitchen
- Family Bathroom
- Electric Heating
- Front And Rear Gardens
- No Onward Chain
- Council Tax Band B
- EPC Rating TBC

Price £195,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to entrance hallway.

ENTRANCE HALLWAY

Loft access. Doors to:

BEDROOM TWO

12' into bay x 9'

Double glazed bow bay window to front. Wall mounted electric heater (not tested).



BEDROOM ONE

14'1 x 10'9

Double glazed window to front. Wall mounted electric heater (not tested).



BATHROOM

Modern white suite comprising low level W.C. Vanity hand wash basin with cupboards under. Panelled bath. Part tiled walls. Double glazed window to side.



LOUNGE

14' x 10'

Window to rear. Wall mounted electric heater (not tested).



KITCHEN

11'4 x 9'

Comprises laminated rolled edge work surfaces with inset single drainer sink unit. Inset four ring electric hob with oven under. (All appliances not tested). Plumbing and space for washing machine and fridge/freezer. Selection of cream base units. Storage cupboard housing wall mounted gas boiler serving hot water (not tested). Pantry cupboard. Double glazed window to side. Window and door to:



CONSERVATORY

19'5 x 5'

Double glazed windows to side and rear. Double glazed doors leading to garden.



GARDEN

West facing garden. Enclosed by panelled fencing. Mainly laid to lawn. Side pedestrian access to front via side gate.



OUTSIDE FRONT

Hard standing driveway providing off street parking with remainder being laid to lawn.

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:

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

Non-Standard Property Features To Note:

LE 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.

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

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

Sheen's
The Action Agents