



Stanley Road Clacton-On-Sea, CO15 2BD

Situated on the outskirts of the Lake Walk development, Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. The bungalow is conveniently situated within 200 yards of local shopping amenities. The property is approximately one and a half miles from Clacton-on-Sea's town centre, mainline railway station and seafront.

- Two Bedrooms
- 18'1 Lounge
- 10'1 Kitchen
- 19'8 Conservatory
- Shower Room
- Double Glazed Windows
- Gas Central Heated
- Off Street Parking & Storage Garage
- Council Tax Band B
- EPC Rating D

Price £225,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to entrance hallway.

ENTRANCE HALLWAY

Loft access. Radiator. Two storage cupboards. Doors to:

BEDROOM TWO

9'10 x 9'

Double glazed window to front. Radiator.



BEDROOM ONE

13'7 x 9'10

Double glazed window to front. Radiator.



SHOWER ROOM

White suite comprising low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower (not tested). Radiator. Double glazed window to side.



KITCHEN

10'1 x 9'10

Comprises laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit. Inset four ring gas hob. Built in waist height oven and grill. Plumbing and space for fridge freezer, washing machine and dish washer. Selection of matching shaker style units at both eye and floor level. Wall mounted gas boiler concealed in cupboard (not tested). Double glazed window to rear. Double glazed door leading to conservatory.



LOUNGE

8'1 x 9'10

Radiator. Feature fireplace. Double glazed window to rear. Double glazed door leading to conservatory.



CONSERVATORY

19'8 x 7'5

Double glazed windows to rear. Double glazed patio doors leading to garden.



OUTSIDE REAR

Resin rear garden. Enclosed by panelled fencing. Courtesy door leading to storage garage. Side gate giving access to what was previously car port.



OUTSIDE FRONT

Hard standing area providing off street parking. Gate giving access to cupboard area with bin storage area. Gate leading to storage garage and garden.



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

Non-Standard Property Features To Note:

LE 10/25

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.

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.

Selling properties... not promises

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The *Action Agents*