

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

**Sheen's**  
The Action Agents

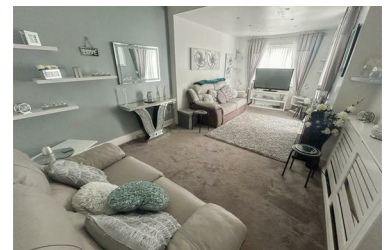


## Windsor Avenue Clacton-On-Sea, CO15 2AQ

Sheen's Estate Agents are pleased to offer this **TWO BEDROOM DETACHED BUNGALOW** being offered with **NO ONWARD CHAIN**. This property benefits from Clacton-on-Sea's town centre, seafront and mainline railway station are approximately three quarters of a mile away. A viewing is highly recommended to appreciate the accommodation this property has to offer.

- Two Bedrooms
- 21'4 x 10'11 Lounge
- 12'11 x 9'6 Kitchen
- 12'11 x 10'11 Bedroom
- Gas Central Heating (n/t)
- Kitchen & Dining Area
- No Onward Chain
- Off Street Parking
- Council Tax Band B
- EPC Rating D

**Price £237,500 Freehold**



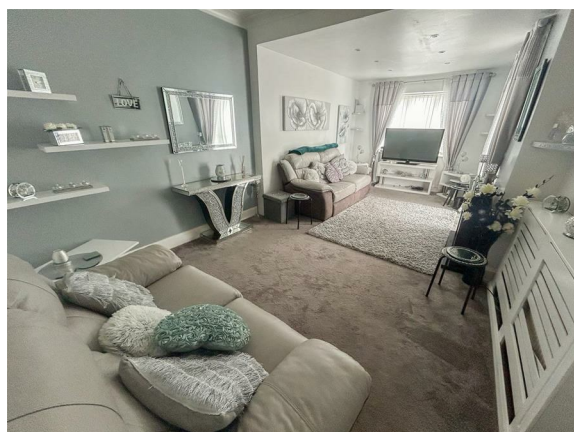
## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE

21'4 x 10'11

Double glazed window to rear. Radiator. Patio doors to outside rear.



## KITCHEN

12'11 x 9'6

Fitted with a selection of wall mounted gloss fronted units. Comprising rolled edge work surfaces with cupboards and draws below. Inset stainless steel sink unit with mixer tap. Integrated cooker with four ring hob above with extractor fan above (not tested). Space and plumbing for washing machine. Double glazed window to front.



## DINING AREA

9'6 x 8'3

Wall mounted gas combination boiler (not tested). Patio doors leading to outside rear. Radiator.



## BEDROOM ONE

12'11 into bay x 10'11

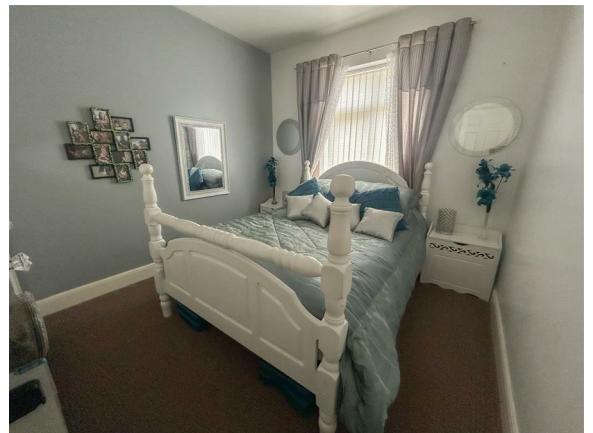
Double glazed bay window to front. Radiator.



## BEDROOM TWO

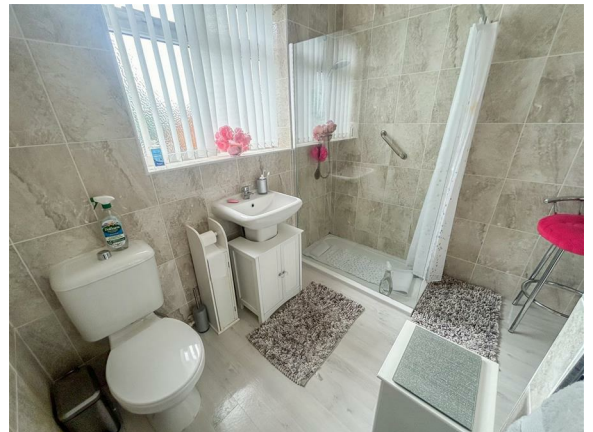
10'11 x 9'5

Double glazed window to side. Radiator.



## SHOWER ROOM

Low level W.C. Pedestal hand wash basin. Shower cubicle with wall mounted shower attachment above (not tested). Double glazed window to rear.



## OUTSIDE FRONT

Front garden enclosed by small panel fencing and pedestrian gate. Shingled area providing off street parking.

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## OUTSIDE REAR

Mainly shingle area. Raised decked area to back. Partly laid to lawn. Storage shed.



## EH 06/25

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](http://www.sheens.co.uk).

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### 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 Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

### 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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