



Battisford Drive Clacton-On-Sea, CO16 7LB

Situated on the popular Grange Park Development, Sheen's are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW. The property is being offered with no onward chain, and is located within two miles of Clacton-on-Sea's town centre, seafront and mainline railway station.

- Two Bedrooms
- 15'8 Lounge
- 10'8 Fitted Kitchen
- Bathroom
- 9'9 Conservatory
- Double Glazed Windows
- Gas Central Heated (n/t)
- Approximately 48' rear Garden
- No Onward Chain
- Council Tax Band C. EPC Rating D



Price £220,000 Freehold

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALLWAY

Radiator. Loft access. Airing cupboard. Doors to;

BEDROOM TWO

11'8 x 8'10

Double glazed window to front. Radiator.



BEDROOM ONE

14'3 into wardrobe x 9'9

Double glazed window to rear. Radiator. Wall length fitted wardrobes.



LOUNGE

15'8 max x 11'1

Radiator. Double glazed sliding doors leading to Conservatory.



CONSERVATORY

9'9 x 7'6

Double glazed windows to side and rear aspects. Double glazed patio doors to rear garden.

KITCHEN

10'8 x 10'5

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring electric hob with oven under and extractor over. All appliances not tested. Plumbing and space for undercounter fridge or freezer. Wall mounted gas boiler (not tested). Selection of matching base and wall units. Tiled splash backs, Radiator. Double glazed window to front. Double glazed door leading to side.



BATHROOM

Coloured suite comprising of; Low level W.C. Pedestal hand wash basin. Panelled bath. Radiator. Fully tiled walls. Double glazed windows to front.



OUTSIDE - REAR

48' wide x 20' deep. mainly hard standing area with shrub borders. Timbers storage shed. Greenhouse. Courtesy door leading to Garage. Side pedestrian access to front via side gate.



GARAGE

Electric roller door. Power and light connected. Door to rear garden.

OUTSIDE - FRONT

Driveway providing off street parking leading to garage. Shingle front garden. Additional side garden which is mainly laid to shrubs and bushes.

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ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges:

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

Mobile - Likely on all major networks

Broadband - Ultrafast up to 2000mb

Non-Standard Property Features To Note:

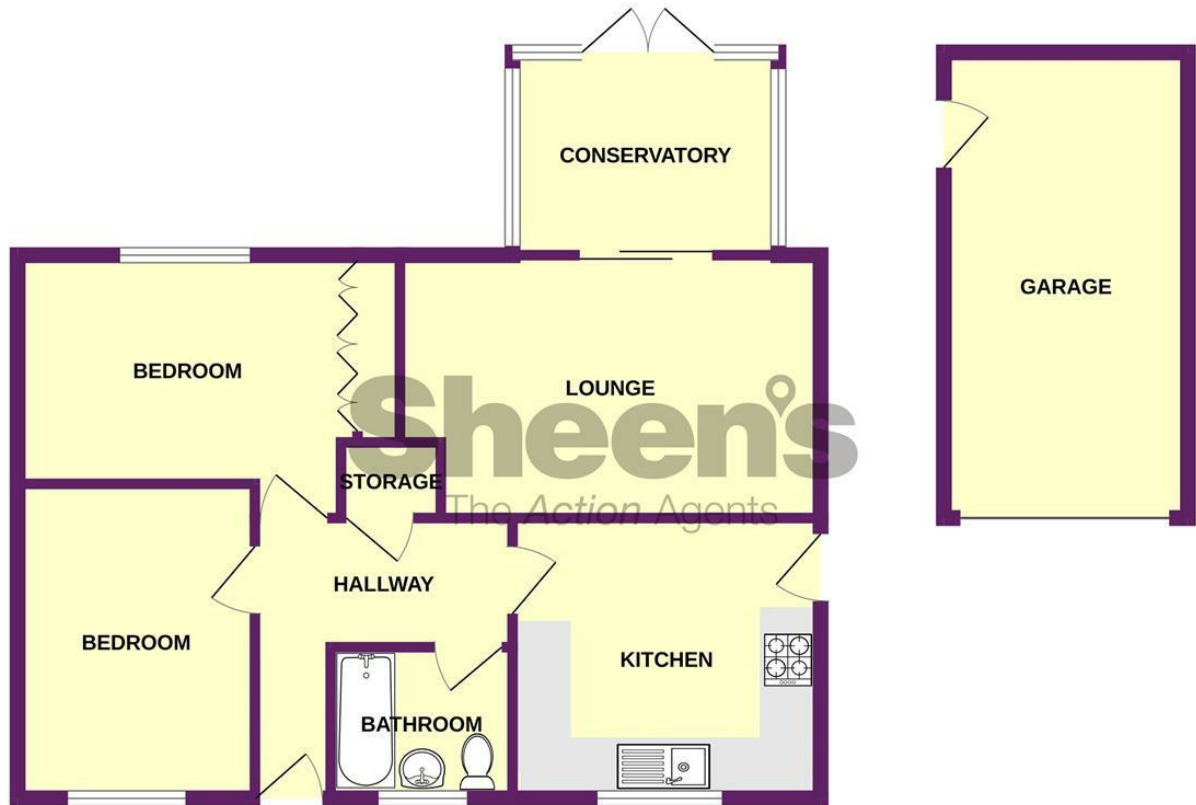
Particular Disclaimer

Battisford Drive, Clacton-On-Sea, CO16 7LB

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.
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Selling properties... not promises

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