



Douglas Road Clacton-On-Sea, CO15 3JX

Sheen's Estate Agents are pleased to offer for sale this **THREE BEDROOM DETACHED BUNGALOW**. The property is presented in clean and tidy decorative order. Clacton-on-Sea's town centre, sea front and mainline railway station are positioned within one and a quarter miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **14'2 x 11' Lounge**
- **16'2 x 9'2 Kitchen**
- **Shower Room**
- **Fully Double Glazed**
- **Gas Central Heating (n/t)**
- **Approximately 35' Rear Garden**
- **Garage & Off Street Parking**
- **Council Tax Band C**
- **EPC Rating D**



Price £240,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door leading to the entrance hall.

ENTRANCE HALL

Storage cupboard. Loft access. Radiator. Door to:

LOUNGE

14'2 x 11'

Radiator. Double glazed windows to the front and side.



KITCHEN

16'2 x 9'2

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with stainless steel mixer tap. Space and plumbing for washing machine and tumble dryer. Space and plumbing for dishwasher. Space for fridge freezer. Space for cooker. Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splashbacks. Double glazed windows to the side and rear. UPVC Double glazed door leading to the rear garden.



BEDROOM ONE

11'8 x 10'9

Built in wardrobes. Radiator. Double glazed window to front.



BEDROOM TWO

10'10 x 8'5

Radiator. Double glazed window to side.



BEDROOM THREE/ DINING ROOM

11' x 11'5

Radiator. Double glazed windows to the rear. UPVC Double glazed door leading to the rear garden.



SHOWER ROOM

Modern three piece White suite comprising a low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step in shower cubicle with wall mounted shower head attachment above. Fully tiled. Heated towel rail. Double glazed window to rear.



OUTSIDE FRONT

Hard standing area which provides off street parking with the remainder being laid to lawn. Side pedestrian access leading to the outside rear.



OUTSIDE REAR

Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing. Access to:



GARAGE

Up and over door. Side pedestrian access leading to the outside front.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: N/A

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

BA 05/26

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.

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

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