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Sheen's
The Action Agents



Cottage Grove
Clacton-on-Sea, CO16 8DJ

Sheen's Estate Agents are pleased to offer for sale this BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW located in the sought after Bockings Elm area of Clacton-on-Sea. Local shopping amenities are situated within a quarter of a mile with Clacton-on-Sea's town centre, sea front and mainline railway station around a quarter of a mile away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Double Bedrooms
- 16'4 x 11'5 Lounge
- 13'1 x 9'11 Kitchen
- 19'8 x 5'3 Conservatory
- Modern Bathroom
- Gas Central Heating (n/t)
- Beautiful Rear Garden
- Garage & Off Street Parking
- Council Tax Band C
- EPC Rating C







Price £269,500 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door leading to:

ENTRANCE HALLWAY

Loft access. Double glazed window to front. Door to:



LOUNGE

16'4 x 11'5

Inset electric feature fireplace (not tested). Radiator. UPVC Double glazed sliding door leading to:





CONSERVATORY

19'8 x 5'3

Fitted units housing space and plumbing for White goods appliances. Double glazed windows to the sides and rear. UPVC Double glazed door leading to the rear garden. UPVC Double glazed door leading to:





KITCHEN

13'1 x 9'11

Modern fitted kitchen suite comprising laminated square edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap. Inset four ring electric hob with extractor hood above (not tested). Inset double oven. Space for fridge freezer. 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 Conservatory.







BEDROOM ONE

13'1 x 11'7

Radiator. Double glazed window to front.





BEDROOM TWO

12'11 x 9'9

Radiator. Double glazed window to front.



BATHROOM

Three piece white suite comprising: Low level W.C. Vanity hand wash sink basin with mixer tap. Panelled bath with wall mounted shower head attachment above (not tested). Fully tiled. Double glazed window to side.



OUTSIDE FRONT

Hard standing area providing off street parking for multiple vehicles with borders being stone shingled. Side access leading to:







GARAGE

Power and light connected. Electric garage door (not tested).

OUTSIDE REAR

Block paved garden. Enclosed by panelled fencing. One wooden storage shed. Side pedestrian access leading to the outside front. UPVC Door leading to the garage.







AGENTS NOTES

Vendor has advised us that they own the solar panels outright. They bought out their original lease on the solar panels.

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 06/26

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



34, COTTAGE GROVE, CLACTON-ON-SEA, ESSEX, CO16 8DJ

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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