



Lavenham Close Clacton-On-Sea, CO16 8BZ

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW being offered with NO ONWARD CHAIN. Clacton-on-Sea's town centre, seafront and mainline railway station are located approximately two miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 18' x 11'4 Lounge
- 11'4 x 8'9 Kitchen
- Modern Shower Room
- Gas Central Heating (n/t)
- Front And Rear Gardens
- Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating B



Price £225,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

ENTRANCE HALLWAY

Loft access. Deep storage cupboard. Door to:

LOUNGE

18' x 11'4

Radiator. Double glazed window to rear. Wooden door leading to:



KITCHEN

11'4 x 8'9

Modern fitted kitchen suite comprising laminated square edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring gas hob with oven under and extractor hood above (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Space and plumbing for washing machine. Space for fridge freezer. Tiled splashbacks, Double glazed windows to side and rear. Double glazed door leading to rear garden.



BEDROOM ONE

13'1 x 11'

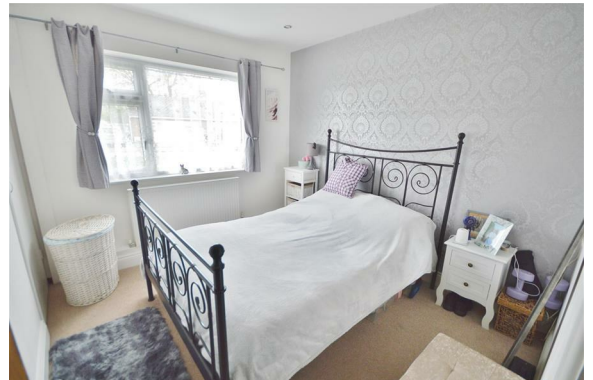
Radiator. Double glazed window to front.



BEDROOM TWO

10'8 x 9'2

Cupboard. Radiator. Double glazed window to front.



SHOWER ROOM

Modern three piece white suite comprising 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 side.



OUTSIDE FRONT

Hard standing area providing off street parking for multiple vehicles 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. Side pedestrian access leading to the outside front.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council
Council Tax Band: B
Payable 2025/2026 £1731.31 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Mains (Electricity): Mains (Water): Mains (Sewerage Type): Mains
(Telephone & Broadband): 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 04/26

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.

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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