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Sheen's
The *Action* Agents



Thomas Road
Clacton-on-Sea, CO15 3JB

GUIDE PRICE £235,000-£245,000 Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW situated in an established non-estate position on the fringes of Clacton's town. Clacton-on-Sea's town centre, seafront and mainline railway station are located approximately one mile away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 12'9 x 11'2 Lounge
- 15'8 x 6' Kitchen
- 14'9 x 10'2 Sitting Room
- Bathroom
- Summer House
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- EPC Rating D
- Council Tax Band C







Guide Price £235,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door leading to:

ENTRANCE HALLWAY

Loft access. Radiator. Door to:

LOUNGE

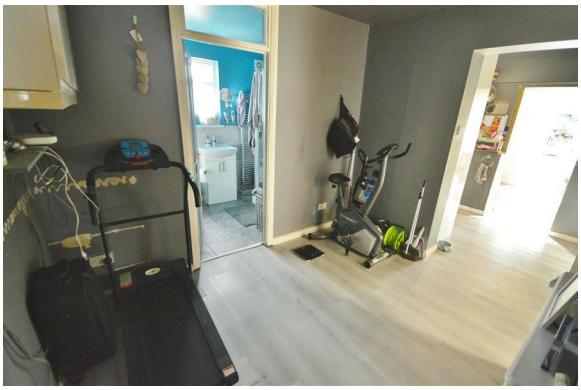
12'9 into bay x 11'2

Radiator. Double glazed bay window to front.



INNER HALL

Radiator. Open access to:



KITCHEN

15'8 x 6'

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer ceramic sink unit with stainless steel mixer tap. Inset five ring gas hob with extractor hood above (not tested). Inset oven and grill. Space and plumbing for washing machine. Space and plumbing for dishwasher. Wall mounted gas combination boiler (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Double glazed window to side. Open access to sitting room.





SITTING ROOM

14'9 x 10'2

Double glazed windows to the side and rear. UPVC Double glazed door leading to the rear garden.



BEDROOM ONE

11'9 into bay x 11'9

Radiator. Double glazed bay window to front.



BEDROOM TWO

10' x 7'2

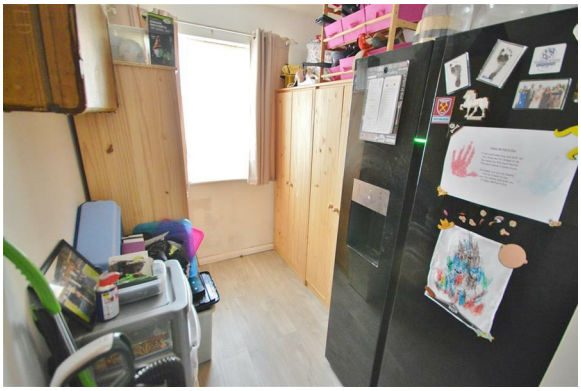
Radiator. Double glazed window to rear.



BEDROOM THREE

10' x 6'9

Double glazed window to side.



SHOWER ROOM

Four piece white suite comprising a low level W.C. Vanity hand wash sink basin with a stainless steel mixer tap. Step in shower cubicle with shower head attachment above. Panelled bath. Half tiled. Heated towel rail. Double glazed window to side.



OUTSIDE - FRONT

Hard standing area which provides off street parking. Side pedestrian access leading to outside rear. Access to:

GARAGE

Up and over door. Electric connected.

OUTSIDE - REAR

Approximately 90' garden. Patio paved area with majority being laid to lawn as well as artificial grass. Enclosed by panelled fencing. One wooden Summer House.







SUMMER HOUSE

15'2 x 10'

Electric connected.



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): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: N/A

JE 0925

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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