110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents



Blenheim Road
Clacton-On-Sea, CO15 1DN

Offered with No Onward Chain on the popular 'Royals' development in the Essex Coastal town of Clacton-on-Sea is this TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is conviniently positioned within half a mile of Clacton's town centre, sea front and mainline railway station. Offering spacious accomodation and clean and tidy decor througout, an early viewing is advised.

- Two Double Bedrooms
- 15'10 x 11'10 Lounge
- 11'11 max x 10'10 max Kitchen
- Shower Room & Separate W.C.
- Gas Central Heating (n/t)
- Garage & Off Road Parking
- Approx 25' x 42' Garden
- No Onward Chain
- Viewing Advised
- EPC Rating D & Council Tax C







Price £225,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door with double glazed side panel to entrance hallway.

ENTRANCE HALLWAY

Loft access. Built in airing cupboard. radiator. Doors to:



LOUNGE

15'10 x 11'10

Feature fireplace with inset electric fire (not tested). Radiator. Double glazed window to front.





KITCHEN

11'11 max x 10'10 max

Fitted with a range of Oakwood White panel fronted units comprises granite effect laminated rolled edge works surfaces with cupboards and drawers under. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Range of matching wall mounted units. Inset four ring electric hob with under counter electric oven. (All appliances not tested). Tall fridge freezer space. Space and plumbing for washing machine and under counter freezer. Built in larder cupboard. Radiator. Wood effect flooring. Wall mounted gas boiler serving central heating (not tested). Double glazed window to rear. Double glazed door to rear garden.







BEDROOM ONE

12' x 11'9

Radiator. Double glazed window to front.



BEDROOM TWO

12'8 x 10'6

Radiator. Double glazed window to rear.



SHOWER ROOM

Fitted with a modern shower room comprising a corner shower cubicle with wall mounted electric shower. Vanity wash hand basin with cupboards below. Wood effect flooring. Tiled splashbacks. Double glazed window to rear.



SEPERATE W.C.

Fitted with a White suite comprising a low level W.C. Fully tiled walls. Radiator. Wood effect flooring. Double glazed window to rear.



OUTSIDE FRONT

Front garden is mainly laid to lawn with part enclosed by a small brick wall. Hard standing area providing off street parking. Garage with an up and over door.



GARAGE

11'5 x 11'10

Up and over door. Power and light connected. Door leading to lean to.

LEAN TO

Personal door to garage. Access door from garden.

OUTSIDE REAR

Rear garden is 46' x 25'. Enclosed by panelled fencing. Garden is mainly laid to lawn with array of wooden decked patio areas. Storage shed. Door to lean to. Storage area with further access to rear of the garage.





Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band ; Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

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.

JE 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.

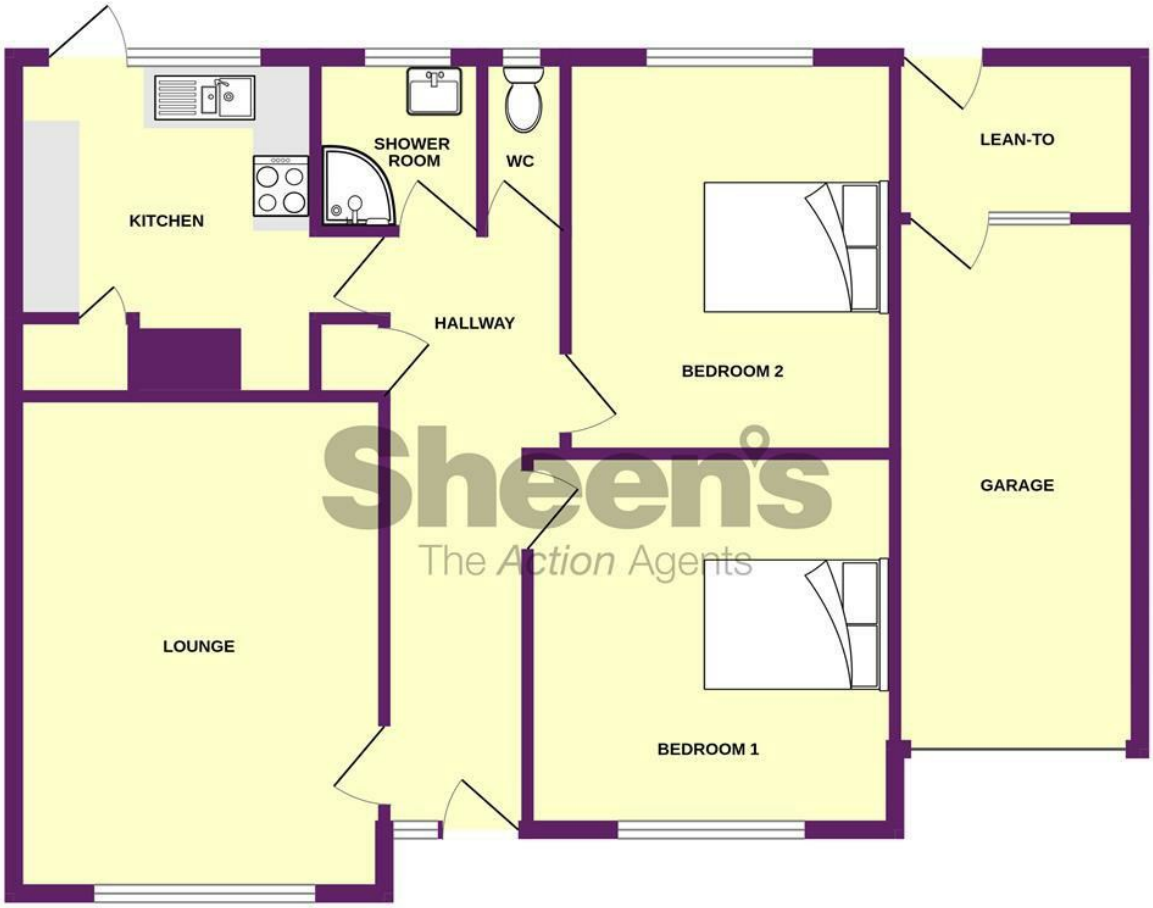
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

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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