



Point Clear Road Point Clear, CO16 8JU

Situated on a plot approaching 300ft. Sheen's Estate Agents are pleased to offer for sale this TWO DOUBLE BEDROOM, EXTENDED DETACHED BUNGALOW. The property is situated in a established position in Point Clear with Clacton-on-Seas town centre, seafront and main railway station approximately five and a half miles away.

- Two Double Bedrooms
- 26' Lounge Diner
- 20' Kitchen And Breakfast Room
- En-suite Shower Room
- Utility Room
- Double Glazed Windows
- Approximately 190ft Rear Garden
- 20ft Garage
- Council Tax Band C
- EPC Rating TBC



Price £390,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes: Double glazed entrance door to entrance porch.

ENTRANCE PORCH

Tiled flooring. Double glazed window to front. Glazed door to entrance hallway.



ENTRANCE HALLWAY

Storage cupboard housing consumer unit (not tested). Radiator. Door to garage. Further doors to;



LOUNGE

26' x 11'8 max

Double glazed windows to both side aspects. Two Radiators. Log burner (not tested). Double glazed patio doors leading to garden.



LOG BURNER



KITCHEN/BREAKFAST ROOM

20' x 10'10

Modern fitted kitchen comprising of laminated square edge work surfaces with inset one and half bowl single drainer sink unit. Inset four ring electric hob. Integrated double oven and grill (all appliances not tested). Space for under counter fridge or freezer. Selection of matching sage coloured shaker units at eye and floor level. Tiled splash backs. Warm air floor heater (not tested). Radiator. Double glazed patio doors leading to the garden. Door to utility room.



UTILITY ROOM

16'7 x 5'7

Cupboard housing floor standing oil boiler (not tested). Solar powered hot water cylinder (not tested). Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for washing machine, dishwasher and fridge/freezer. Selection of cream shaker style units at eye and floor level. Double glazed window to rear. Double glazed door leading to garden.



BEDROOM ONE

13'9 x 12'1 into wardrobe

Double glazed window to front. Radiator. Wall length fitted wardrobes. Door to;



EN-SUITE

Suite comprises of a low level W.C. Vanity hand wash basin with cupboard under. Independent shower cubicle with wall mounted shower (not tested). Fully tiled walls. Heated towel rail. Double glazed window to front.



BEDROOM TWO

13'8 x 10'4

Double glazed window to rear. Radiator. Selection of fitted bedroom furniture.



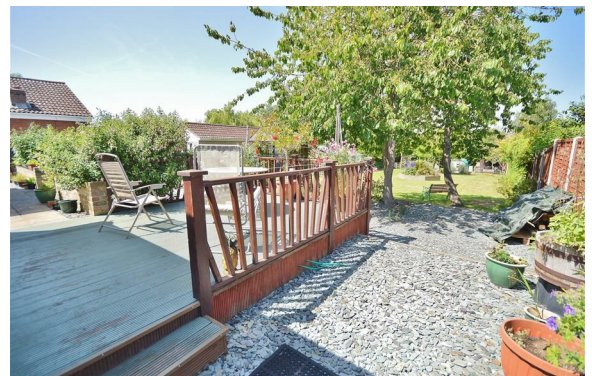
BATHROOM

Modern white suite comprising a low level W.C with an integrated cupboard. Full length storage cupboard. Vanity hand wash basin with cupboards under. Panelled bath with shower attachment. Radiator. Fully tiled walls. Skylight window.

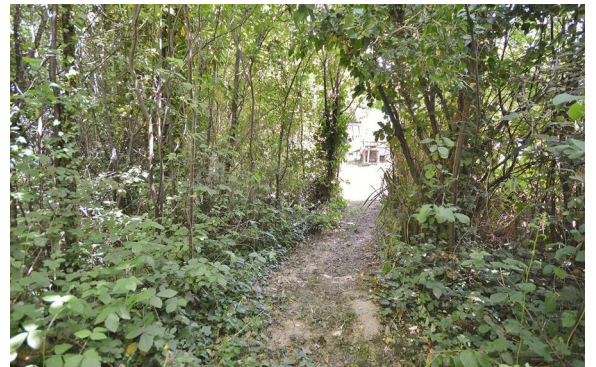


REAR GARDEN

Measuring approximately 190ft. Raised decking area located off of the lounge/diner. Large shingled area opening up to the middle part of the garden which is mainly laid to lawn. Enclosed by panelled fencing and matured hedging. Timber storage shed. Further storage shed. An allotment area located to the rear of the garden with access to a wild/woodland area beyond. Green house (to stay). Additional storage shed. Outside tap, power and lighting. Lean to. Side access to front via gate.



REAR GARDEN



OUTSIDE FRONT

Block paved driveway providing off street parking for numerous vehicles. Raised shingled area with mature hedging and trees. Exterior electrical point and lighting.



GARAGE

20'7 x 13'1

Power and light connected. Electric roller door. Plumbing for radiator. Double glazed window to side.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges:

Services Connected: (Gas): No (Oil): Yes (Electricity): Mains & Solar (Hot Water) (Water): Mains (Sewerage Type): Mains

Mobile Signal - Likely (outside)

Broadband - Superfast up to 80mb

Non-Standard Property Features To Note: Solar Panels provide power for the hot water.

LE 06/25

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

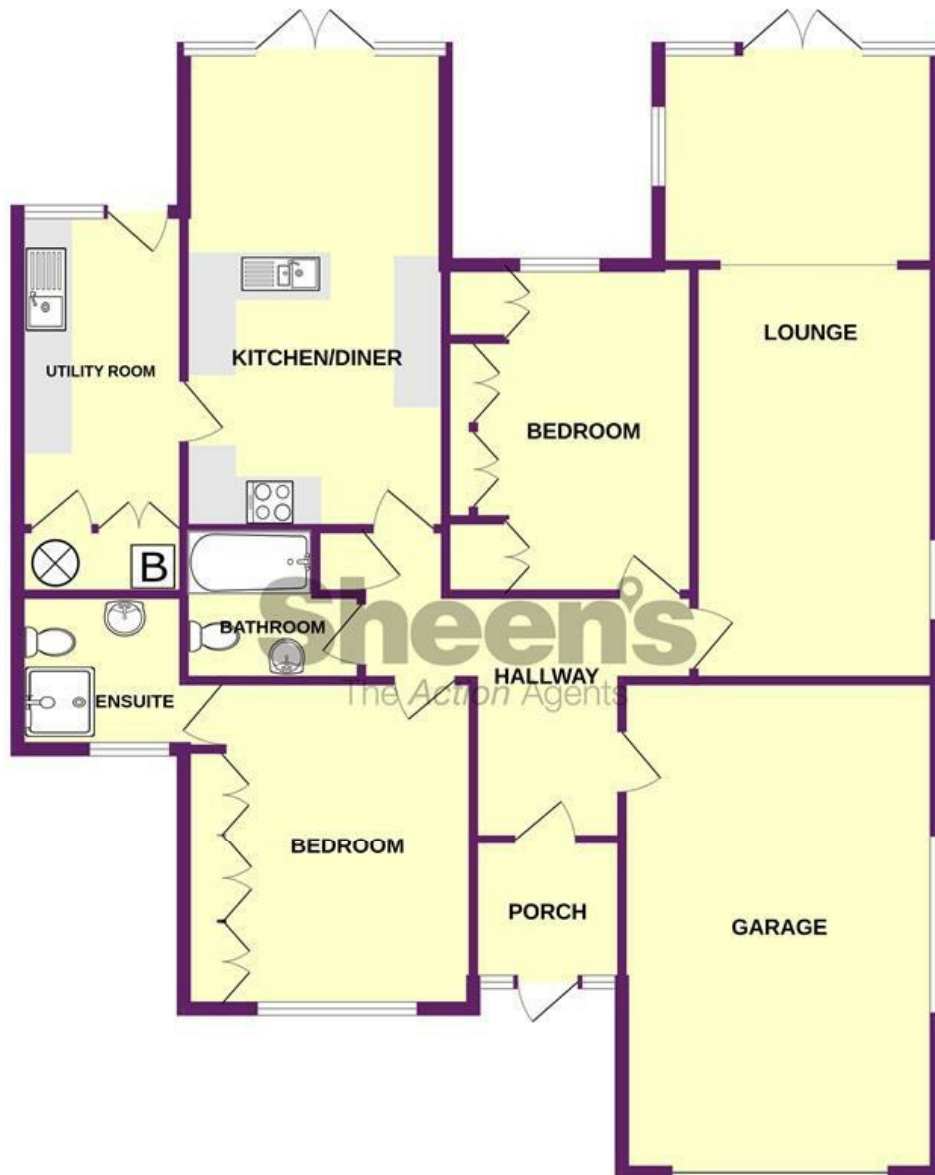
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes 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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