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

Ellis Road
Clacton-on-Sea, CO15 1EX

No Onward Chain Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW situated in a prime town location, residents will enjoy easy access to local amenities, shops and the beautiful coastline. One of the standout features of this property is the ample parking available, with space for multiple vehicles, making it perfect for those with multiple cars or for hosting visitors. Additionally, the DOUBLE GARAGE provides further storage options or could be transformed into a workshop. An early internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 17'6 x 11'8 Lounge
- 11'10 x 11 Kitchen
- Shower Room
- Gas Central Heating (n/t)
- Prime Town Location
- Off Road Parking
- Double Garage
- Council Tax Band B
- EPC Rating D

Price £220,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to entrance porch.

ENTRANCE PORCH

Double glazed windows to side. UPVC Double glazed door leading to:

ENTRANCE HALLWAY

Radiator. Double glazed windows to front. Wooden sliding door leading to:

LOUNGE

17'6 x 11'8

Radiator. Double glazed window to front. Door to:

INNER HALL

Three storage cupboards. Loft access. Radiator. Door to:

KITCHEN

11'10 x 11'

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset single drainer stainless steel sink unit. Space for cooker. Space for fridge or freezer. Space for dishwasher. Selection of matching wall units with cupboards and drawers at both eye and floor level. Partly tiled. Larder cupboard housing wall mounted gas combination boiler (not tested). Radiator. Double glazed window to rear. UPVC Double glazed door leading to the rear.

BEDROOM ONE

12'6 x 11'11

Storage cupboard. Radiator. Double glazed windows to the front and side.

BEDROOM TWO

12'1 x 10'4

storage cupboard. Radiator. Double glazed windows to the front and rear.

SHOWER ROOM

Two piece White suite comprising vanity hand wash sink basin with a stainless steel mixer tap. Step in shower cubicle with wall mounted electric shower and shower head attachment above (not tested). Majority tiled. Radiator. Double glazed window to rear.

SEPERATE W.C.

Comprises low level W.C. Half tiled. Double glazed window to rear.

OUTSIDE FRONT

Hard standing area providing off street parking for multiple vehicles. Enclosed by a small brick built wall. Occupies a corner plot position. Access to:

DOUBLE GARAGE

Up and over doors.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council
Council Tax Band B
Payable 2025/2026 £1662.43 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

BA 08/26

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.

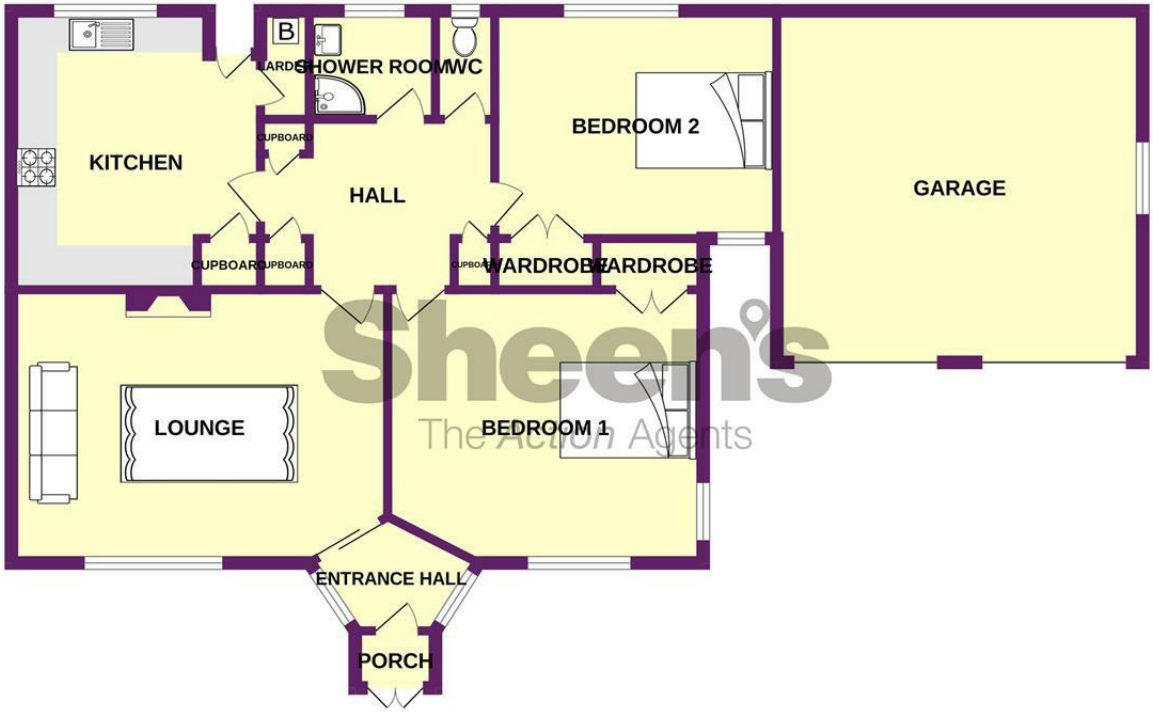
Particular Disclaimer

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



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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