

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



## Norman Way Point Clear Bay, CO16 8LX

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW located in the coastal village of Point Clear which has FULL RESIDENTIAL STATUS with all year round living. The property also benefits from being offered with NO ONWARD CHAIN and is conveniently situated within 100 yards of Point Clear Bay. Clacton-on-Sea's town centre and mainline railway station are located approximately six miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'4 x 9'6 Lounge
- 13' x 7'8 Kitchen
- 10'8 x 9'5 Conservatory
- Three Piece Bathroom Suite
- Fully Double Glazed
- Electric Central Heating (n/t)
- Fully Residential
- No Onward Chain
- EPC Rating G



**Price £140,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### LOUNGE

15'4 x 9'6

Spot lights, Two radiators. Double glazed windows to front. Door to;



### KITCHEN

13' x 7'8

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric 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 for fridge and freezer. Space for washing machine and dishwasher. Part tiled. Radiator. Double glazed window to rear. UPVC double glazed door to rear garden.



## CONSERVATORY

10'8 x 9'5

Radiator. Fully double glazed. UPVC double glazed French doors leading to rear garden.



## BEDROOM ONE

14'4 x 8'7

Double glazed windows to side and rear.



## BEDROOM TWO

11'5 x 6'4

Radiator. Double glazed window to side.



## THREE PIECE BATHROOM SUITE

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted shower-head attachment above. Majority tiled. Radiator.



## OUTSIDE FRONT

Patio paved path leading to front entrance with remainder being stone shingled. Enclosed by panelled fencing. Side pedestrian access leading to rear.



## OUTSIDE REAR

Wrap around garden being mainly laid to lawn. Enclosed by panelled fencing. One metal storage shed.



## AGENTS NOTES

We have been made aware by the current Vendor that the property is Fully Residential.

The previous EPC (that expired September 2022) stated the property construction was Cavity Wall. (Regarding lending you would have to do your own due diligence)

## BA 12/24

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](http://www.sheens.co.uk).

## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: The previous EPC (Expired September 2022) stated the property is Cavity Wall. For lending requirements you would need to consult a mortgage broker for advise to see if applicable to obtain a mortgage.

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### 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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