



Sparrows Herne Great Clacton, CO15 4HN

Situated in the popular 'Birds Estate' of Great Clacton, Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI DETACHED BUNGALOW. The bungalow presents a great opportunity for those seeking retirement and benefits from being offered with NO ONWARD CHAIN. The bungalow is located approximately 750 metres from Clacton's Brook Retail & Country Park. The bungalow is positioned within 1 mile of Clacton-on-Sea's town centre, mainline railway station and seafront. An internal inspection is advised to appreciate the accommodation on offer.

- Two Bedrooms
- Lounge 14'5 x 11'10
- Kitchen 13'11 x 10'9
- Shower Room 6'8 x 6'4
- Gas Central Heating (n/t)
- Garage
- Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating TBC



Price £230,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

ENTRANCE HALL

Radiator. Double glazed window to front. Door to:

LOUNGE

14'5 x 11'10

Feature fire place. Radiator. Double glazed window to front. Door to:



HALLWAY

Built in storage cupboard housing water tank. Loft access. Double glazed window to side. Radiator. Door to:



KITCHEN

13'11 x 10'9

Fitted kitchen suite comprising: Marble effect square edge work surfaces with sage green wall mounted cabinets with cupboards and draws below. Inset single drainer stainless steel sink unit with mixer tap. Inset hob. Inset oven housing gas boiler. (all appliances not tested). Space for fridge freezer. Space for washing machine. Built in cupboard. Double glazed window to rear and front. Double glazed door providing access to garage. Double glazed door to:



CONSERVATORY

9'11 x 6'1

Double glazed window to rear and both sides. Double glazed door to garden.



SHOWER ROOM

6'8 max x 6'4

Three piece suite comprising: Low level W.C. Pedestal wash hand sink basin. Curved step in double shower cubical with wall mounted electric shower above (not tested). Radiator. Fully tiled walls and floor. Double glazed window to side.



BEDROOM ONE

13'11 x 9'5

Radiator. Double glazed window to rear.



BEDROOM TWO

10'11 x 9'11

Radiator. Double glazed window to rear.



GARAGE

Up and over door.

OUTSIDE REAR

Partly paved patio area with majority being laid to lawn. Enclosed by panel fencing. Side access to outside front.



OUTSIDE FRONT

Partly paved patio area providing off street parking with majority laid to lawn.



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band; B Payable 2026/2027 £1731.31 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

JB 06/26 -

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
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA

☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

