

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

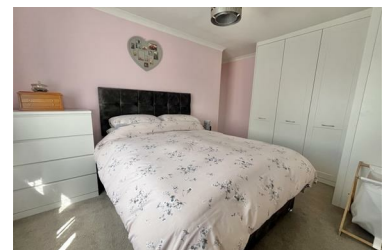
Sheen's
The Action Agents



Sparrows Herne Great Clacton, CO15 4HN

Located 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 benefits from being offered with NO ONWARD CHAIN. The property is located 0.6 miles from Clacton's Brook Retail and Country Park. The property is situated approximately 1 mile from Clacton-on-Sea's town centre, seafront and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 13'11 x 13'2 Lounge
- 13'10 x 7'10 Kitchen
- 7'8 x 5'1 Wet Room
- Gas Central Heating (n/t)
- Garage
- Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating TBC



Price £235,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALL

Double glazed window to side. Loft access. Airing cupboard. Radiator. Door to:

LOUNGE

13'11 x 13'2

Feature fireplace. Radiator. Double glazed window to front.



KITCHEN

13'10 x 7'10

Fitted kitchen suite comprising marble effect square edge work surfaces with White wall mounted cabinets with cupboards and drawers below. Inset ceramic one and a half bowl sink unit with stainless steel mixer tap. Inset hob with extractor hood above. Inset oven. Cupboard housing gas combination boiler. Space for dishwasher. Space for washing machine. Space for fridge freezer. Pantry cupboard. Tiled splashbacks. Double glazed window to front. Opening to:



CONSERVATORY

9' x 8'

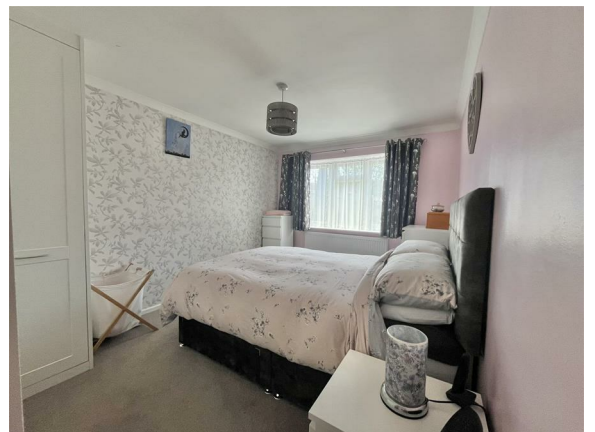
Double glazed windows to the rear and sides. Radiator. Double glazed door to garden.



BEDROOM ONE

13'10 x 9'5 max

Built in storage cupboard. Radiator. Double glazed window to rear.



BEDROOM TWO

10'10 x 9'11

Radiator. Double glazed window to rear.



WET ROOM

7'8 x 5'1

Low level W.C. Vanity wash hand sink basin unit with drawers below. Wall mounted electric shower (not tested). Heated towel rail. Double glazed window to front.



OUTSIDE REAR

Majority paved patio area with the remainder being artificial grass. Enclosed by panelled fencing. Side access leading to the outside front.



OUTSIDE FRONT

Paved patio pathway providing off street parking for multiple vehicles. Tiled pathway leading to the entrance door.



GARAGE

Up and over door.

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:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (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:

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.

JB 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



GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 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

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