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

Park Square West
Clacton-on-Sea, CO15 2NU

Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW located on the popular Tudor development on the western side of Clacton. The property is located around a quarter of a mile from local shopping amenities at Tudor Parade with Clacton-on-Sea's town centre and mainline railway station around one and three quarter miles away. An early internal inspection is highly advised to appreciate the spacious accommodation on offer.

- Three Bedrooms
- 14'9 x 12'8 Lounge
- 12'9 x 9'6 Kitchen
- 8'11 x 5'7 Utility Room
- 9'5 x 7'6 Conservatory
- Family Bathroom
- Gas Central Heating (n/t)
- Off Street Parking
- Council Tax Band C
- EPC Rating D

Price £265,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

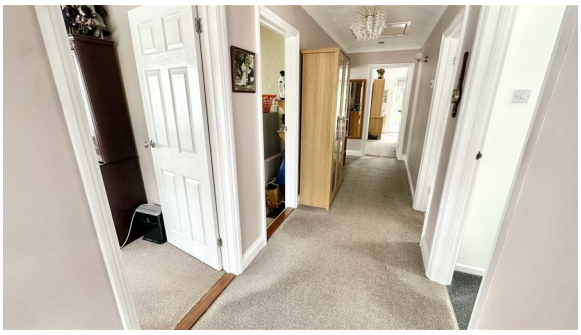
UPVC Double glazed entrance door to the entrance porch.

ENTRANCE PORCH

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

ENTRANCE HALLWAY

Loft access. Radiator. Door to:



LOUNGE

14'9 x 12'8

Inset electric feature fireplace (not tested) with fire surround. Two radiators. Double glazed windows to the side and rear. UPVC Double glazed door leading to the rear garden. Door to:

KITCHEN

12'9 x 9'6

Fitted kitchen suite comprising laminated square edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring Neff electric hob. Inset Neff double oven. Space for fridge and freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splashbacks. Double glazed windows to the side and rear. UPVC Double glazed door leading to:

CONSERVATORY

9'5 x 7'6

Double glazed windows to the sides and rear. UPVC Double glazed door leading to the rear garden.

BEDROOM ONE

14'1 into bay x 11'4

Radiator. Double glazed window to side. Double glazed bay window to front.

BEDROOM TWO

11'2 x 9'9

Radiator. Double glazed window to side.

BEDROOM THREE

10'5 x 7'11

Radiator. Double glazed windows to the front and side.

UTILITY ROOM

8'11 x 5'7

Space and plumbing for White goods appliances. Wall mounted gas combination boiler (not tested). UPVC Double glazed door leading to the outside side.

FAMILY BATHROOM

Four piece White suite comprising a low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath. Step in corner shower cubicle with wall mounted stainless steel shower head attachment above. Heated towel rail. Majority tiled. Double glazed window to side.

OUTSIDE FRONT

Hard standing area providing off street parking for multiple vehicles. Enclosed by a small brick built wall. Side pedestrian access leading to the outside rear.

OUTSIDE REAR

Block paved area with the remainder being laid to lawn. Enclosed by panelled fencing. Borders are lined with flowers and shrubs. Two wooden storage sheds. Side pedestrian access leading to the outside front.

AGENTS NOTES

The vendor has made us aware the property has spray foam insulation in the loft.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council
Council Tax Band C
Payable 2026/2027 £1978.64 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

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.

BA 09/25

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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