



## Tudor Green Clacton on Sea, CO15 2PA

Situated on the Popular Tudor development on the western outskirts of Clacton-on-Sea. Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW. Local shopping amenities at Tudor Parade are located within a quarter of a mile with Clacton-on-Sea's Town centre, seafront and mainline railway station located within two miles.

- Three Bedrooms
- 13' Lounge
- 12' Double Glazed Conservatory
- 10'10 Kitchen
- Modern Shower Room
- Front And Rear Gardens
- Garage
- Off Street Parking
- Council Tax Band C
- EPC Rating D



**Offers In Excess Of £250,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to entrance hallway.

### ENTRANCE HALLWAY

Radiator. Loft access. Storage cupboard. Doors to:

### LOUNGE

13' x 11'

Radiator. Double glazed sliding doors leading to the conservatory.



### CONSERVATORY

12' x 8'5

Double glazed windows to side and rear. Double glazed door leading to the garden.



## KITCHEN

10'10 x 9'10

Comprises of laminated rolled edge work surfaces with inset single drainer sink unit. Inset four ring electric hob with oven under and extractor hood over (not tested). Tiled splashbacks. Selection of matching wall mounted cupboards and drawers. Double glazed window to rear. Double glazed door leading to side.



## BEDROOM ONE

12'2 x 10 into wardrobe

Double glazed bow bay window to front. Radiator. Wall length fitted sliding mirror fronted door wardrobes.



## BEDROOM TWO

9'2 x 9'

Double glazed bow bay window to front. Radiator.



### BEDROOM THREE

9'2 x 9'

Double glazed window to side. Radiator.



### SHOWER ROOM

Modern fitted white bathroom suite comprising of low level W.C. Vanity wash basin with cupboards under. Independent fully tiled shower cubicle with wall mounted shower (not tested). Heated towel rail. Part tiled walls. Double glazed window to side.



### OUTSIDE REAR

Commencing with a paved patio area with the remainder being laid to artificial lawn. Enclosed by panelled fencing. Side pedestrian access to front via side gate.



### OUTSIDE FRONT

Block paved front garden providing off street parking for numerous vehicles. Garage with up and over door.

### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £ 1899.92 Per Annum

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

## LE 09/25

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).

## 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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**Sheen's**  
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