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

Lake Avenue
Clacton-on-Sea, CO15 2AD

This extended character SEMI-DETACHED BUNGALOW is located on the popular Lake Walk developement just 50 Metres from the Lake Walk Fishing Lake. Offering TWO BEDROOMS AND TWO RECEPTION ROOMS, the property has a range of benefits including a 13'2 Utility Room, Three Piece Shower Room, Gas Central Heating, Garage & a 38' South Facing Garden. Local shopping amenities are situated within 200 metres on Coopers Lane with Clacton's town centre, sea front and mainline railway station around one mile away. An early viewing is advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'7 x 11'10 max Lounge
- 14'7 x 9'5 Dining/Sitting Room
- Three Piece Shower Room
- 13'2 x 6'7 Utility Room
- Gas Central Heating (n/t)
- Approx 36' South Facing Gardens
- Garage & Off Street Parking
- No Onward Chain
- EPC Rating D & Council Tax B

Offers In Excess Of £230,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE PORCH

Part brick built with poly carbonate roof. Part leaded light effect double glazed windows to front and side. Further multi panelled glazed wooden entrance door to:

ENTRANCE HALLWAY

Radiator. Loft access. Doors to:

BEDROOM ONE

11'11 max x 10'5 max

Radiator. Double glazed window to rear.

BEDROOM TWO

10'4 x 8'11

Radiator. Part leaded light effect double glazed window to front.

SHOWER ROOM

9' x 4'2

Walk in double shower cubicle with integrated shower unit. Concealed cistern low level W.C. Vanity wash hand basin with cupboards below. Fully tiled walls. Heated towel rail. Tiled flooring. Double glazed window to side.

LOUNGE

15'7 into bay x 11'10 max

Feature brick fire surround with inset log burner style electric fire (not tested). Curved radiator. Part leaded light effect double glazed curved bay window to front.

KITCHEN

12'10 x 8'9 plus door recess

Fitted with a range of White gloss laminate fronted units comprises granite effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted cabinets incorporating part glass fronted units. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring stainless steel gas hob with stainless steel extractor hood above. Inset high level electric oven. (All appliances not tested). Space and plumbing for dishwasher. Under counter fridge space. Tiled splashbacks. Concealed wall mounted gas boiler serving hot water and heating to all central systems (not tested). Open access to utility room. Window and door way to dining room.

DINING/SITTING ROOM

14'7 x 9'5

Radiator. Double glazed window to rear. Double glazed double doors opening onto rear garden.

UTILITY ROOM

13'2 x 6'7

Wood effect flooring. Space and plumbing for washing machine and tumble dryer. Poly carbonate roof. Double glazed windows to side and rear. Personal internal door to garage.

GARAGE

14'2 x 7'10

Power and light connected. Double wooden entrance doors from front.

OUTSIDE FRONT

Front garden is block paved providing off street parking for numerous vehicles. Part enclosed by metal rail fencing. Double wooden doors to garage.

OUTSIDE REAR

Approx 36' South facing rear garden which comprises a block paved patio area. Remainder being laid to lawn with mature shrubs. Wooden storage shed to remain. Enclosed by panelled fencing.

LAKE WALK FISHING LAKE

Lake Walk Private Fishing Lake is located within 50 Metres.

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

JE 03/26

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.

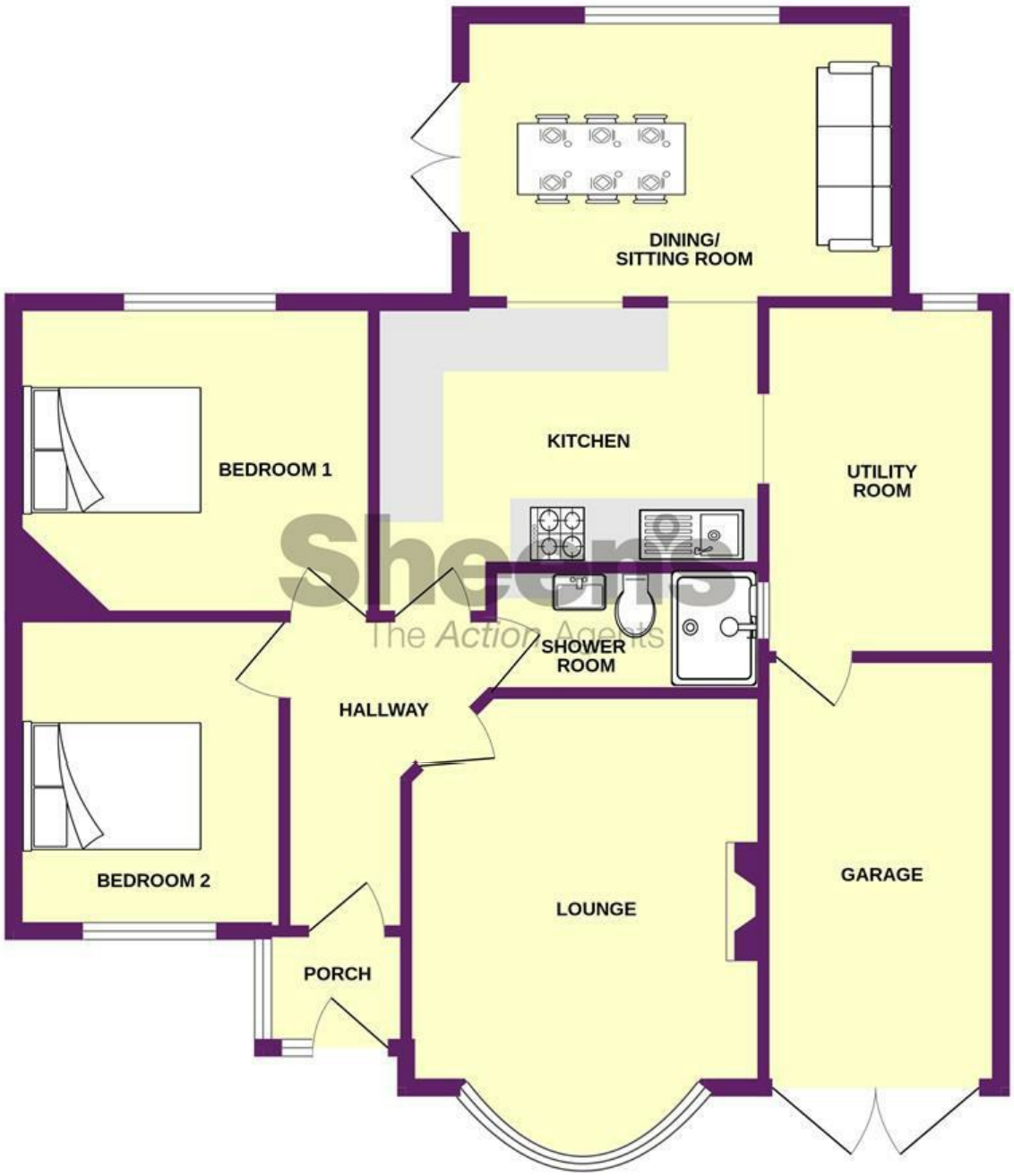
Particular Disclaimer

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



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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