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

Sheen's
The Action Agents

Lymington Avenue
Great Clacton, CO15 4PL

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW located on the popular Isle of Wight development, The property benefits from a DETACHED GARAGE as well as a CONSERVATORY. The property is positioned within a few hundred yards of local shops and amenities at Clacton factory outlet, with Clacton-on-Sea's Town centre, seafront and mainline railway station approximately two and a quarter miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 12'1 x 10'6 Lounge
- 10'7 x 8'6 Kitchen
- 9'2 x 7'8 Conservatory
- Three Piece Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- 45' Landscaped Rear Garden
- EPC Rating C

Price £230,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

ENTRANCE HALL

Two storage cupboards. Loft access. Radiator. Door to:

LOUNGE

12'1 x 10'6

Radiator. Double glazed windows to front.

KITCHEN

10'7 x 8'6

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Selection of white gloss fronted wall units with cupboards and drawers at both eye and floor level. Space for gas cooker with extractor hood above (not tested). Space for fridge freezer. Space and plumbing for washing machine. Storage cupboard housing wall mounted gas combination boiler (not tested). Part tiled. Radiator. Double glazed windows to side and rear. UPVC double glazed door leading to rear garden.

BEDROOM ONE

12'2 x 10'4

Radiator, Double glazed windows to front.

BEDROOM TWO

10' x 9'2

Radiator. Double glazed window to rear. UPVC double glazed door leading to;

CONSERVATORY

9'2 x 7'8

Radiator. Fully double glazed to sides and rear. UPVC double glazed French doors leading to rear garden.

BATHROOM SUITE

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted shower-head attachment above. Fully tiled. Radiator. Double glazed window to side.

OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles. Remainder being stone shingled. Gate giving side pedestrian access to outside rear garden. Side access leading to:

GARAGE

Up and over door.

OUTSIDE - REAR

Approx 45' Rear Garden. Mainly patio paved with remainder being laid to lawn. Enclosed by brick wall and panelled fencing. One wooden storage shed. Side pedestrian access to front.

BA 11/23

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.

Material Information (Freehold Property)

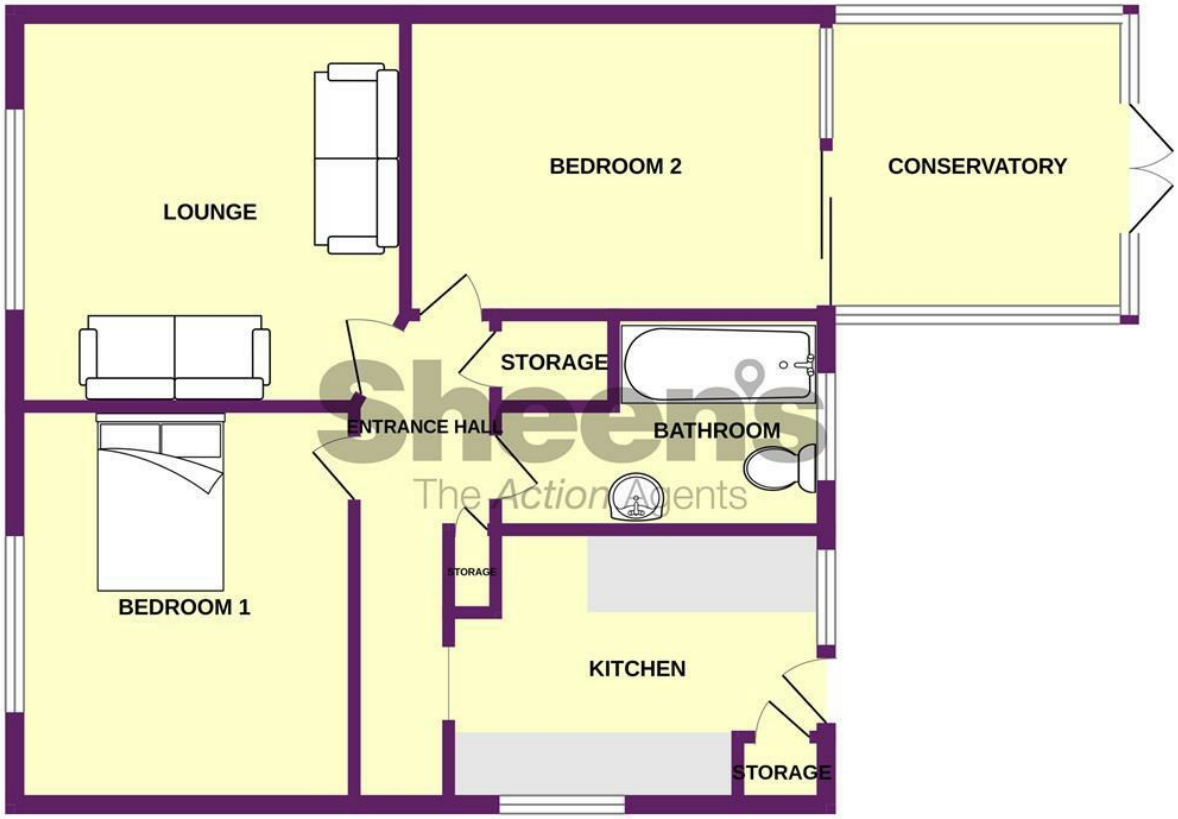
Tenure: Freehold
Council Tax Band: B ; Payable 2026/2027 £1731.31 Per Annum
Any Additional Property Charges:

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): No
Non-Standard Property Features To Note: N/A

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.

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