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



Battisford Drive
Clacton-On-Sea, CO16 7LD

Sheen's Estate Agents are pleased to offer this FREEHOLD ONE BEDROOM MID-TERRACED BUNGALOW. This property benefits from being sold with NO ONWARD CHAIN. The property is is situated within two miles of Clacton's town, centre, sea front and mainline railway station. A viewing is highly advised to appreciate the the accommodation this property has to offer.

- 13 x 9'10 Bedroom
- 13 x 12'8 Lounge
- 9'10 Modern Fitted Kitchen
- Modern Three Piece Shower Room
- Electric Heating (n/t)
- Majority Double Glazed
- Front & Rear Gardens
- No Onward Chain
- Must Be Viewed
- EPC Rating D & Council Tax A







Price £189,999 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALL

Built in storage cupboard. Built in airing cupboard with hot water cylinder (not tested). Electric night storage heater (not tested). Loft access. Solid wood panel doors leading to;



LOUNGE

13 x 12'8 plus bay

ELectric night storage heater (not tested). Double glazed box bay window to front.







KITCHEN

9'10 max x 7'10

Fitted with a modern kitchen with a range of white gloss fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Range of matchingw wall mounted units. Integrated high level electric oven. Inset four ring ceramic electric hob with extractor hood above. Integrated Fridge/Freezer. Inset single drainer grey composite sink unit with mixer tap. Space and plumbing for washing machine. Single glazed door leading to outside rear. Double glazed wooden window to rear.





BEDROOM

12'11 x 9'10

Wall mounted electric panel heater (not tested). Built in wardrobes. Double glazed wooden window to rear.





SHOWER ROOM

Fitted with a modern three piece suite. Comprises concealed cistern Low level W.C. Walk in shower cubicle with glazed shower screen and wall mounted electric shower (not tested). Vanity hand wash basin with mixer tap and cupboards below. Chrome effect heated towel rail. Tiled flooring. Fully tiled walls. Extractor fan (not tested).



OUTSIDE REAR

Approx 21' Low maintainence rear garden. Mainly laid to paving. Storage shed. Rear covered pergola. Enclosed by panelled fencing.





OUTSIDE FRONT

Low maintainence front garden, Mainly laid to paving. Paved path leading up to entrance door.



EH 09/26

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.

Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band A ; Payable 2026/2027 £1483.98 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): No (Electricity): (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

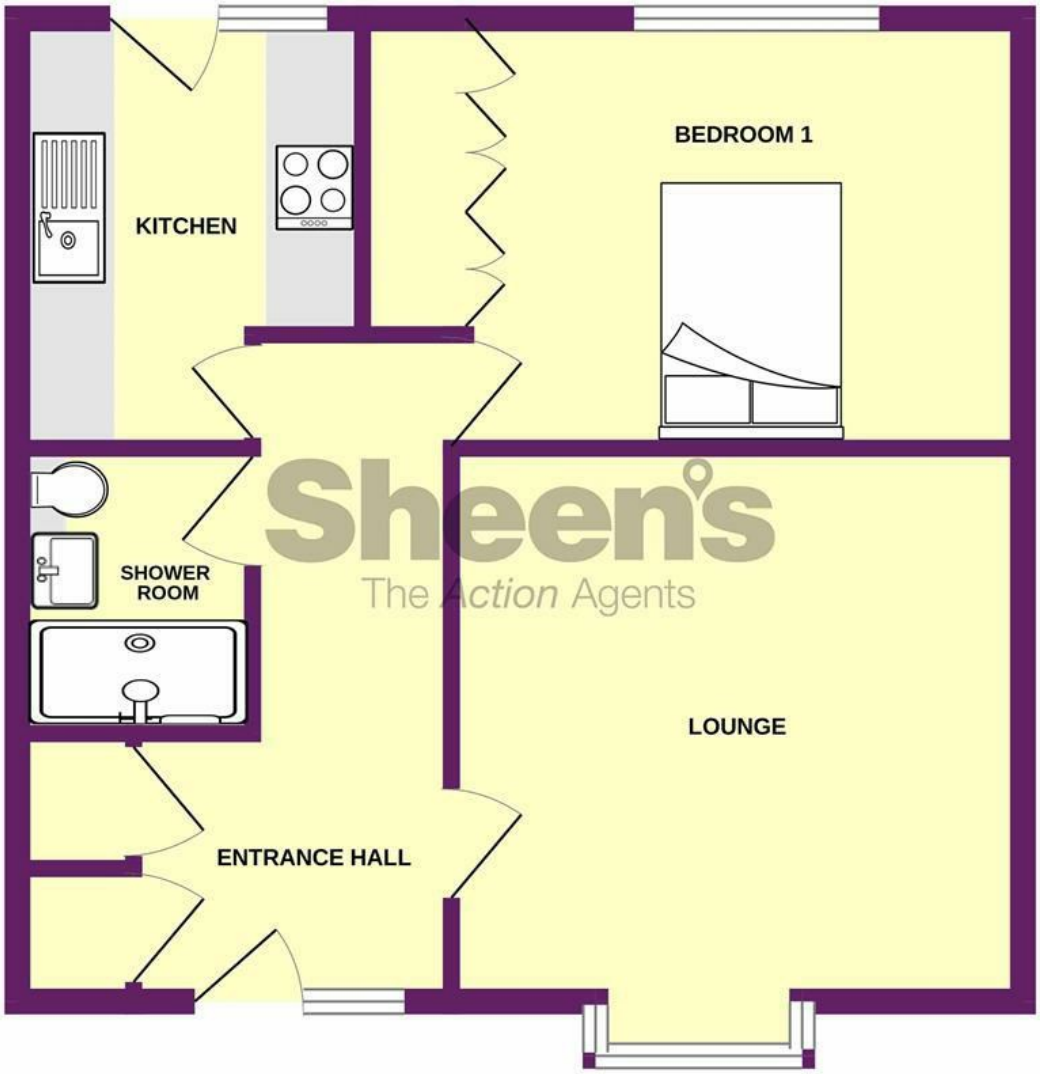
Particular Disclaimer

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



Selling properties... not promises

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The Property Ombudsman SALES
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