

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



## Constable Avenue Clacton-On-Sea, CO16 8XE

Situated on the popular Cann Hall development is this TWO BEDROOM SEMI-DETACHED BUNGALOW which benefits rural views to the rear and No Onward Chain. Local shopping amenities at Bockings Elm are situated just quarter of a mile away with Clacton's town centre sea front and mainline railway station within one and three quarter miles. An early inspection is advised to appreciate the spacious accommodation, modern kitchen and rear rural views on offer.

- Two Bedrooms
- 17'11 x 10'11 Lounge
- 12'4 Newly Fitted Modern Kitchen
- Three Piece Bathroom
- Gas Central Heating (n/t)
- Rural Views To Rear
- Approx 35' Rear Garden
- No Onward Chain
- Council Tax Band B
- EPC Rating C



**Price £220,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

#### ENTRANCE HALLWAY

Wood effect flooring. Radiator. Loft access. Doors to:



#### BEDROOM ONE

14'10 x 11'

Range of fitted bedroom furniture. Radiator. Double glazed window to rear.



#### BEDROOM TWO

9'4 x 9'3

Wood effect flooring. Double glazed window to front.



## BATHROOM

Fitted with a three piece white suite. Comprises panel bath with wall mounted electric shower unit over (not tested). Pedestal wash hand basin. Low level W.C. Chrome effect heated towel rail. Fully tiled walls. Tiled flooring. Double glazed window to side.



## LOUNGE

17'11 x 11'

Stone effect tiled flooring. Radiator. Double glazed window to front.



## KITCHEN

12'4 max x 9'2

Newly fitted with a modern kitchen. Comprises dark blue panel fronted units. Square edge grey marble effect work surfaces and matching splash backs. Inset single drainer sink unit with mixer tap. Inset four ring ceramic hob with under counter double electric oven below. Concealed extractor hood above. Washing machine, tumble dryer and American style fridge/freezer too remain (all appliances not tested). Range of matching wall mounted units. Wood effect flooring. Radiator. Built in cupboard. Double glazed window and door to Conservatory.



## CONSERVATORY

9' x 4'8

Part brick built. Double glazed windows to side and rear with views over garden and rear fencing to rural outlook. Polycarbonate roof. Tiled flooring. Double glazed door to rear garden.



### OUTSIDE - FRONT

Artificial lawn. Hard standing area providing off street parking. Gate gives side pedestrian access to rear garden.



### OUTSIDE - REAR

Approx 35' rear garden. Hard standing patio areas. Remainder laid to lawn. Two timber storage sheds. Enclosed by panel fencing. Rural views to rear over rear fence.



## RURAL VIEWS TO REAR



## SOLAR PANELS

The property benefits from solar panels which are currently leased (Paperwork should be verified via your legal representative).

## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: Solar Panels (Leased)

## JE 0623

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## 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

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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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