



## Woodrows Lane Clacton-On-Sea, CO16 8DR

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM STAGGERED SEMI-DETACHED BUNGALOW located on a corner plot position and situated in an established non-estate position and is within fifty yards of Bockings Elm shopping parade and approximately one and a half miles from Clacton-on-Sea's town centre, mainline railway station and sea front. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 14'7 x 10'11 Lounge
- 18'8 x 12'9 Kitchen/Diner
- 13'4 x 9'4 Conservatory
- Shower Room
- Garage & Off Street Parking
- Fully Double Glazed
- Gas Central Heating (n/t)
- Corner Plot Position
- EPC Rating TBC



**Price £260,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE PORCH

Double glazed windows to front and side. Wooden glazed entrance door to;

### ENTRANCE HALL

Storage cupboard. Loft access. Radiator. Door to;

### LOUNGE

14'7 x 10'11

Inset gas feature fireplace with fire surround (not tested).  
Radiator. Double glazed windows to front.



### BEDROOM ONE

12'4 x 10'10

Built in fitted wardrobes. Radiator. Double glazed windows to rear.



### BEDROOM TWO

10'11 x 9'2

Radiator. Double glazed window to front and side.



### SHOWER ROOM

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



### KITCHEN/DINER

18'8 x 12'9

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Four ring electric hob with double oven under and extractor hood above (not tested). Integrated dishwasher. Integrated fridge and freezer. Appliances not tested. Matching cupboards and drawers at both eye and floor level. Part tiled. Cupboard housing wall mounted combination boiler (not tested). Radiator. Two double glazed windows to sides. UPVC double glazed sliding door to:



### CONSERVATORY

13'4 x 9'4

Radiator. Double glazed windows to side and rear. UPVC double glazed door leading to Garage. Open access to;



### INNER HALLWAY

Radiator. Door leading to outside side.



### OUTSIDE

Positioned on a corner plot. Hard standing area providing off road parking for multiple vehicles. Remainder being laid to lawn. Enclosed by small brick built wall. Iron and double gates providing access to the off road parking. Access to Garage.



### GARAGE

Electric garage door. Power connected. Door to side leading to Conservatory.

### BA 05525

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.

### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: N/A

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

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.

### 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

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

**Sheen's**  
The Action Agents