



## Mountview Road East Clacton, CO15 6LW

Located in this established non estate position of East Clacton, Sheen's Estate Agents are pleased to offer for sale this **THREE BEDROOM DETACHED BUNGALOW**. The bungalow is located on a corner plot and offers a 20'2 x 17'5 L Shaped Lounge, 11'6 Modern Fitted Kitchen, Modern Shower Room, Three Bedrooms and a Garage. An early viewing is advised to avoid disappointment.

- **Three Bedrooms**
- **20'2 x 17'5 max Lounge/Diner**
- **11'6 Modern Fitted Kitchen**
- **Modern White Shower Suite**
- **Double Glazed Windows**
- **Gas Central Heating (n/t)**
- **32' x 30' Rear Garden**
- **Garage & Off Street Parking**
- **Council Tax Band D**
- **EPC Rating D**

**Price £350,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC entrance door to:

### ENTRANCE HALLWAY

Radiator. Loft access. Doors to:

### LOUNGE/DINER

22' max x 17'5

L shaped. Two radiators. Ornamental timber fire surround with inset electric fire. Two double glazed windows to side. Further double glazed window to front. Access to:



### LOUNGE/DINER



## KITCHEN

11'6 x 10'2

Modern fitted kitchen. Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring electric hob with oven under and extractor over. All appliances not tested. Space and plumbing for washing machine and fridge/freezer. Selection of matching white high gloss units at both eye and floor level. Storage cupboard housing wall mounted gas boiler (not tested). Radiator. Double glazed window to rear. Double glazed door leading to garden.



## BEDROOM ONE

13' x 10'2

Double glazed windows to side and rear. Radiator.



## BEDROOM TWO

12'2 max x 9'1

Double glazed window to front. Radiator.



### BEDROOM THREE

10' x 8'

Double glazed window to rear. Radiator.



### SHOWER ROOM

Modern fitted shower room. Low level WC. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower. Fully tiled floors and walls. Heated towel rail. Double glazed window to front.



## OUTSIDE - REAR

32' max x 30' max

L shaped rear garden. Patio paved patio area. Flower and shrub borders. Remainder being laid to shingle. Enclosed by panel fencing. Pedestrian access via side metal gate.



### OUTSIDE - FRONT

Located on a corner plot the property has lawned front outside gardens. Enclosed by shrub borders. Recently laid double driveway leading to garage providing off street parking. Bi-folding metal gates. Metal gate giving access to rear garden.



### GARAGE

Recently fitted electric up and over garage door. Double glazed window to rear. Double glazed door to garden.



### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges:

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

Mobile Signal - Likely

Broadband - Ultrafast up to 2000mb

Non-Standard Property Features To Note:

The vendor has informed us that they have completely replaced the soffits and fascias of the property recently.

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### Money Laundering

MONEY LAUNDERING REGULATIONS 2007 - 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.

### LE 0525

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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**Sheen's**  
The Action Agents