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





# Boley Drive Clacton-On-Sea, CO15 6LE

Sheen's Estate Agents are pleased to offer for sale this DOUBLE BAY FRONTED THREE BEDROOM DETACHED BUNGALOW located in the PRESTIGIOUS location of East Clacton. The property benefits from being offered with NO ONWARD CHAIN. Clacton-on-Sea's regenerated beaches and sea front are just over half a mile away with the town centre and mainline railway station within three quarters of a mile. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 21'7 x 13'7 Lounge
- 12'5 x 9'7 Kitchen
- 11'2 x 8'3 Dining Room
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- No Onward Chain
- Council Tax Band D
- EPC Rating D







Price £355,000 Freehold

# **Accommodation Comprises**

The accommodation comprises approximate room sizes:

Wooden glazed entrance leading to:

#### **ENTRANCE HALLWAY**

Airing cupboard. Loft access. Radiator. Door to:







#### LOUNGE

21'7 into bay x 13'7

Two radiators. Glazed windows to side. Double glazed bay window to front.





## **KITCHEN**

12'5 x 9'7

Fitted kitchen suite comprising rolled edge work surfaces with inset single drainer stainless steel sink unit with a stainless steel mixer tap. Space for cooker. Space for fridge and freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Partly tiled. Wall mounted gas combination boiler (not tested). Radiator. Double glazed windows to side, Door to:





# Boley Drive, Clacton-On-Sea, CO15 6LE

## **DINING ROOM**

11'2 x 8'3

Radiator. Double glazed window to rear. UPVC double glazed door leading to the rear garden. Door to:





## SEPERATE W/C

Two piece suite comprising low level W.C. Wall mounted hand wash basin. Partly tiled. Radiator. Glazed window to side.



# Boley Drive, Clacton-On-Sea, CO15 6LE

## **BEDROOM ONE**

14'3 into bay x 11'9

Radiator. Double glazed bay window to front.





## **BEDROOM TWO**

11'9 x 11'2

Radiator. Double glazed window to rear.



## **BEDROOM THREE**

11' x 7'8

Radiator. Double glazed windows to side.





### **BATHROOM**

Three piece white suite comprising low level W.C. Pedestal hand wash basin. Panelled bath with wall mounted shower attachment above. Majority tiled. Heated towel rail. Airing cupboard. Glazed windows to rear.



### **OUTSIDE - FRONT**

Hard standing area providing off street parking. Remainder being stone shingled. Enclosed by a small brick built wall. Access to garage. Side pedestrian access leading to the outside rear.

#### **GARAGE**

#### **OUTSIDE - REAR**

approx 60' x 42'

Patio paved area with the majority being laid left to lawn. Enclosed by panelled fencing. One wooden storage shed. One greenhouse. Borders aligned with flowers and shrubs. UPVC double glazed door leading to garage. Side pedestrian access leading to outside front.







## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage (Telephone & Broadband): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: N/A

#### BA 0725

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.

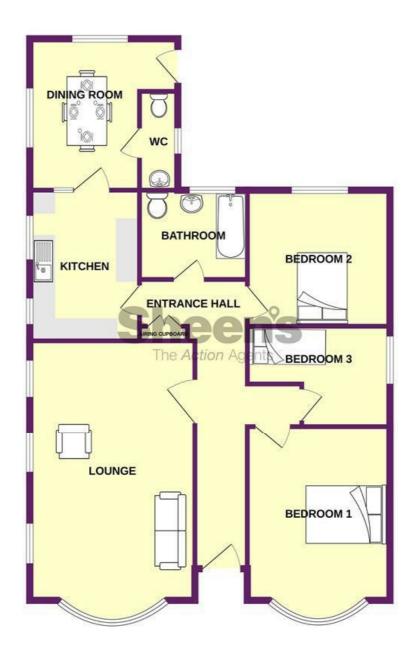
#### Particular Disclaimer

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**



Whist 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 guarante as to their operability or efficiency can be given.

# Selling properties... not promises

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





