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Sheen's
The *Action* Agents



# Boley Drive
## East Clacton, 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. Whilst the property is entirely well-maintained and very habitable, it does offer an ideal opportunity to those wanting to put their own ideas into their home, by undertaking some internal updating. 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 £347,000 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.





## ALTERNATE VIEW OF LOUNGE





## 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:





## DINING ROOM

11'2 x 8'3

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





## ADDITIONAL W.C.

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



## 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.







## ALTERNATE VIEW OF GARDEN







## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D ; Payable 2026/2027 £2225.97 Per Annum

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.

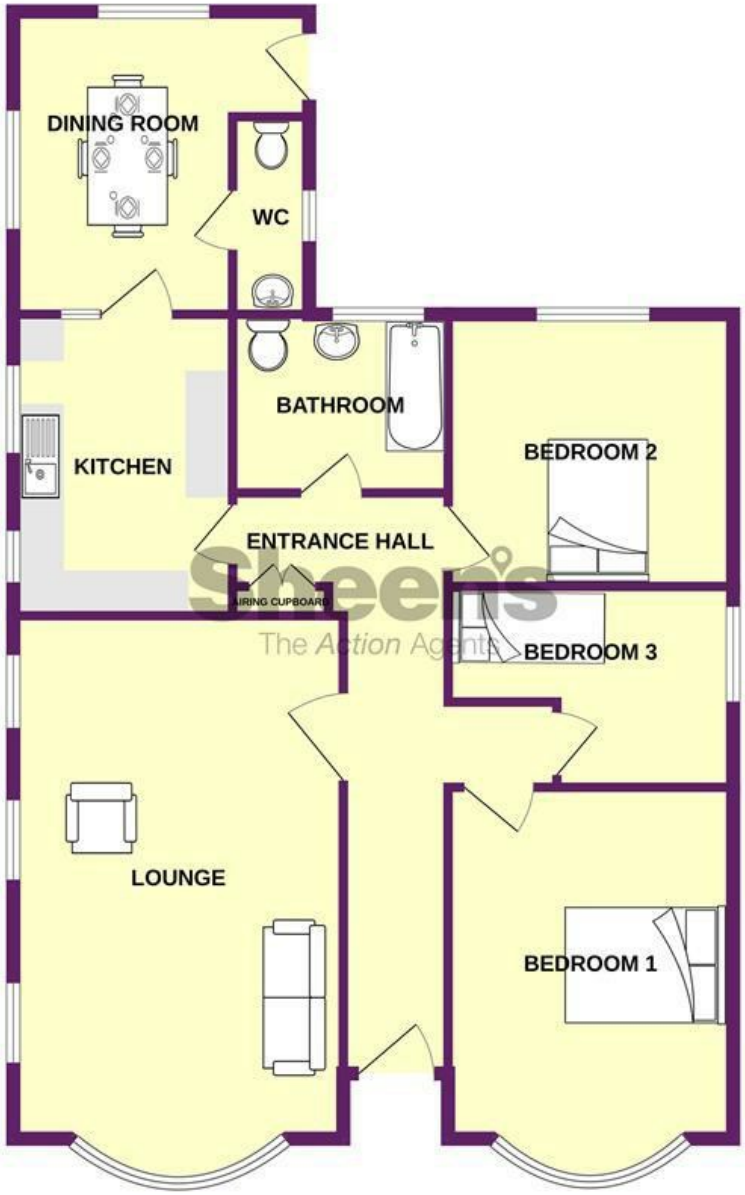
## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

## Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

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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