



The Street Little Clacton, CO16 9LE

Located in the popular village of Little Clacton and within 200 yards of local shopping amenities. Sheen's Estate Agents are pleased to offer for sale this **TWO BEDROOM DETACHED BUNGALOW**. The property benefits from 16' Lounge, 12'10 Kitchen, 14'4 Conservatory, 11' Summer House, Storage garage and off street parking. Clacton-on-Sea's town centre and main railway station are located approximately three miles away. A viewing is highly recommended.

- Two Bedrooms
- 16' Lounge
- 14'4 Conservatory
- 12'10 Kitchen
- Shower Room
- Gas Central Heating
- 11' Summer House
- Storage Garage & Parking
- Council Tax Band C
- EPC Rating D



Price £320,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes: Double glazed entrance door to entrance hallway.

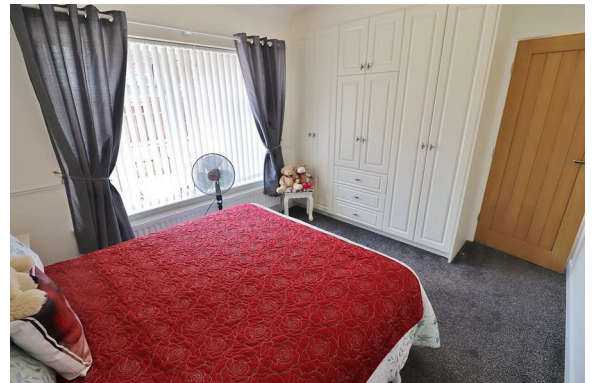
ENTRANCE HALLWAY

Radiator. Doors to:

BEDROOM ONE

12'10 max x 10'

Double glazed bow bay window to front. Radiator. Fitted bedroom furniture.



LOUNGE

16'x 12'1

Double glazed window to front. Radiator. Feature fireplace. Double glazed sliding doors to conservatory.



CONSERVATORY

19'4 x 9'

Radiator. Double glazed windows to side and rear. Double glazed patio doors to rear garden.



KITCHEN

12'10 x 9'

Modern kitchen suite comprising laminated square edge work surfaces with inset one and a half bowl stainless steel sink unit. Inset five ring gas hob. Integrated oven, grill and microwave. Integrated fridge and washing machine (all appliances not tested). Selection of matching cupboards and draws at eye and floor level. Gas boiler concealed in cupboard (not tested). Double glazed window to rear. Double glazed door leading to garden. Open access to conservatory.



BEDROOM TWO

12'10 x 8'9

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



SHOWER ROOM

White suite comprising of low level W.C. Vanity hand wash basin with cupboards under. Matching display cabinets. Independent shower cubicle with wall mounted shower (not tested). Part tiled walls. Heated towel rail. Loft access. Double glazed window to side.



OUTSIDE REAR

Ramp access from kitchen door leading to patio area which leads to side area with a timber storage shed. Steps leading up to low maintenance rear garden. Array of shrub and flower beds. 11'5 x 9'4 Summer house which has power and light connected. Would be perfect for a home office or gym. Courtesy door to:



STORAGE GARAGE

Double glazed windows to side. Power and light connected.

OUTSIDE FRONT

Substantial hard standing front garden providing off street parking for numerous vehicles. Double metal gates to side providing further off street parking leading to storage garage. Further metal gates giving pedestrian access to rear.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges:

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

Mobile - Good outside

Broadband - UltraFast up to 1800mb

Non-Standard Property Features To Note:

LE 07/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

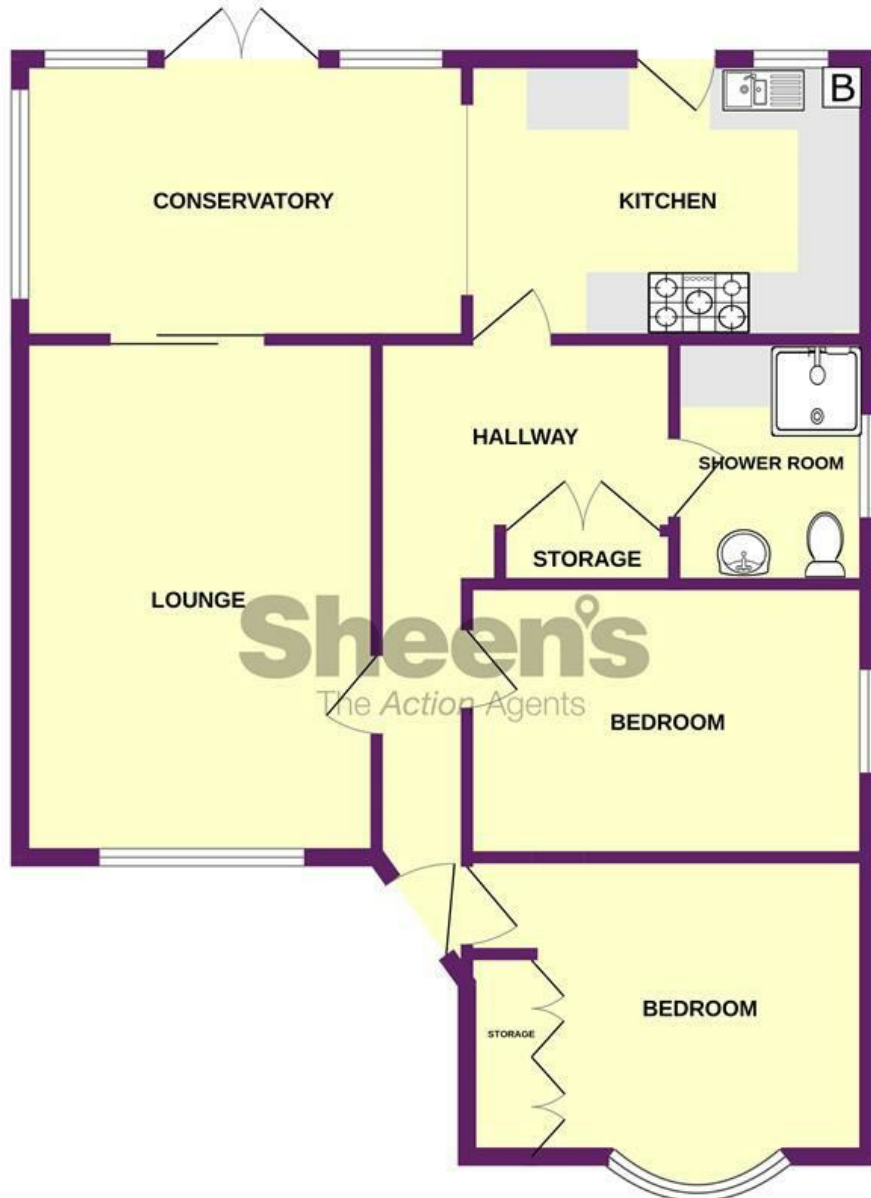
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



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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