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Sheen's
The *Action* Agents



Cherry Tree Avenue
Clacton-On-Sea, CO15 1AR

Positioned on the charming 'Cherry Tree Avenue' in the Essex coastal town of Clacton-on-Sea, is this well proportioned THREE DOUBLE BEDROOM DETACHED BUNGALOW offered with NO ONWARD CHAIN. One of the standout features of this bungalow is the impressive 60' x 40' rear garden, which presents a fantastic opportunity for outdoor enjoyment, gardening, or simply unwinding in a tranquil setting. Location is key, and this bungalow does not disappoint. It is within half a mile of the award-winning Martello Bay Beach, perfect for exploring the coast or enjoying a day by the sea. This property presents an excellent opportunity for anyone looking to settle in a lovely area of Clacton-On-Sea, combining spacious living with a prime location. Being on the edge of the prestigious 'Royals' area, the property is conveniently situated within one mile of Clacton Town Centre and mainline railway station. Do not miss the chance to make this charming bungalow your new home.

- Three Double Bedrooms
- 15'11 x 11'4 Lounge
- 13'10 x 11'11 Kitchen/Diner
- 21'4 x 6' D/Glazed Conservatory
- Gas Central Heating (n/t)
- Three Piece Shower Room
- 60' x 40' Rear Garden
- Garage & Off Street Parking
- No Onward Chain
- EPC Rating E & Council Tax D







Price £290,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed sliding entrance door to:

ENTRANCE PORCH

Feature brick archway. Double glazed windows to front and side. Further double glazed entrance door with double glazed side panel to:



ENTRANCE HALLWAY

Radiator. Built in airing cupboard housing hot water cylinder (not tested). Loft access. Doors to:



BEDROOM ONE

12' x 11' max

Built in wardrobes. Radiator. Double glazed window to rear.





LOUNGE

15'11 x 11'4

Radiator. Two double glazed windows to side. Triple glazed window to front. (Please note the seller believes there is a small amount of penetrative dampness coming through on the high side of the chimney breast).



BEDROOM TWO

10'5 x 10'5 max

Built in wardrobes. Radiator. Double glazed window to rear.



BEDROOM THREE

10'10 to wardrobes x 8'3

Wall to wall fitted wardrobes. Radiator. Triple glazed window to front.



SHOWER ROOM

Fitted with a three piece white suit. Comprises Shower cubicle. Low level W.C. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Radiator. Double glazed window to side.



KITCHEN/DINER

13'10 x 11'11

Fitted with a range of wood panel effect fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Freestanding electric Cooker. Space and plumbing for washing machine. Tall Fridge/freezer space. Built in storage cupboard. Built in larder cupboard. Two double glazed windows to side. Double glazed window overlooking garden. Fully tiled walls. Radiator. Floor standing gas central heating boiler (not tested). Double glazed door to Conservatory.







CONSERVATORY

21'4 x 6'

Poly-carbonate roof. Radiator. Double glazed windows to side and rear over looking garden. Double glazed door to Garden.





OUTSIDE - FRONT

Front garden is laid to lawn with flower and shrub borders. Part enclosed by small brick wall. Metal pedestrian gate with pathway to front door. Additional double metal vehicular gates leading to hardstanding area providing off street parking leading to Integral garage with up and over door. Gate gives side pedestrian access to rear garden.



GARAGE

16'11 x 8'6

Power and light connected.

OUTSIDE - REAR

Approx 60' x 40 Rear garden. Mainly laid to lawn with array of well stocked flower and shrub borders. Two timber storage sheds to remain. Enclosed by panel fencing.







ALTERNATE VIEW OF GARDEN





CHERRY TREE AVENUE

The property is located along prestigious Cherry Tree Avenue which is a partly tree lined road which includes cherry trees which blossom at certain times of year. The Road leads down towards West Road and the Martello Bay sea front.



MARTELLO BAY SEA FRONT

Martello Bay beach is positioned within half a mile.



Material Information (Freehold Property)

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

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: Please note the property is being sold as a Probate Sale and is sold as seen.

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

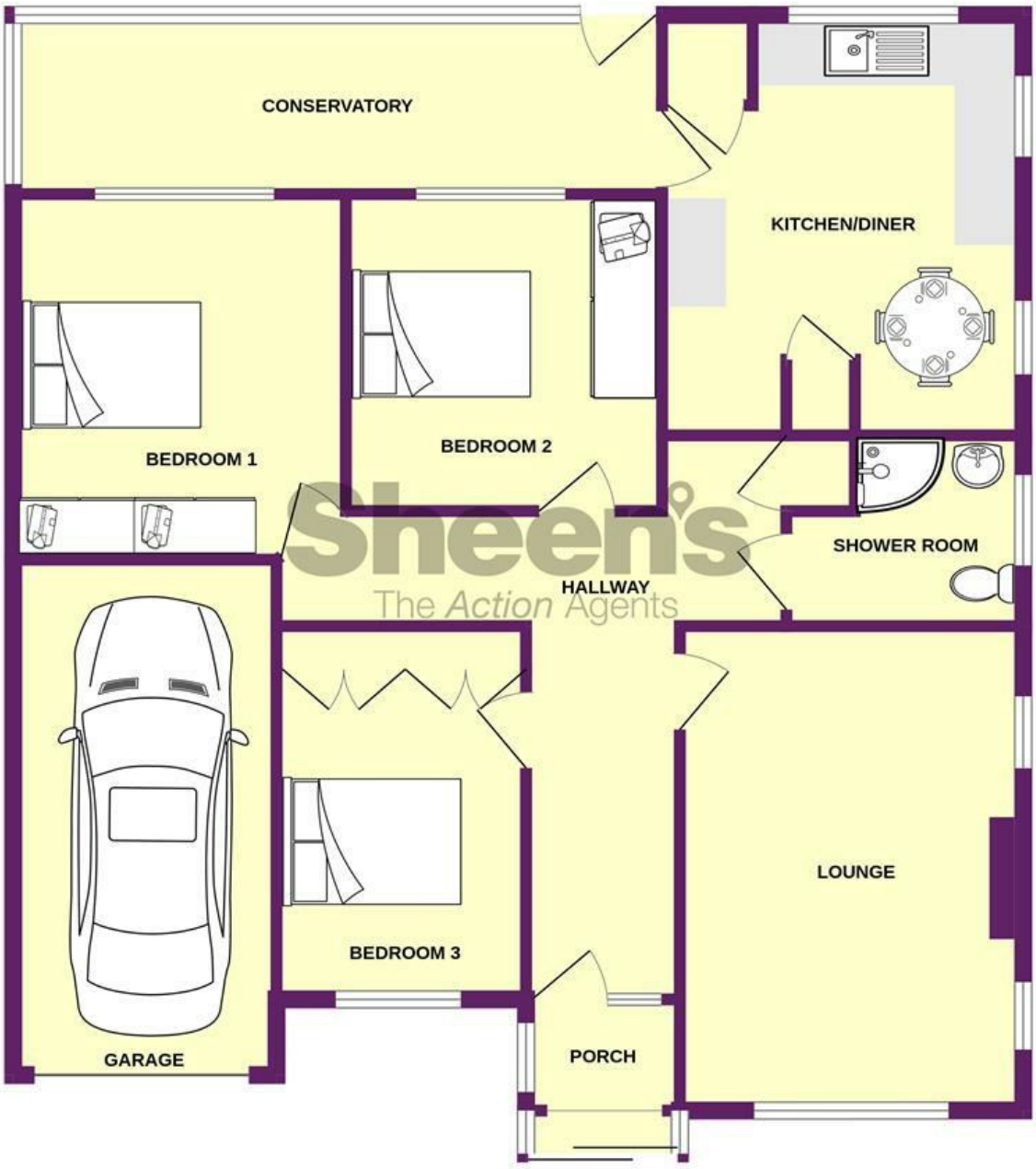
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

JE 0326

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.

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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