



## Gorse Lane Great Clacton, CO15 4RW

Located in popular area of Great Clacton, is this impressive TWO BEDROOM SEMI-DETACHED BUNGALOW which offers modern open plan living space. The property is located within two miles of Clacton's town centre, mainline railway station and sea front. An early internal inspection is highly recommended to appreciate the accommodation and decor on offer.

- Two Bedrooms
- Modern Open Plan Living
- 18'6 x 8'11 Lounge
- 11'2 x 8'11 Kitchen
- Double Glazed Conservatory
- Gas Central Heating (n/t)
- Fully Double Glazed
- Detached Garage & Off Road Parking
- Viewing Advised
- EPC Rating E & Council Tax C



**Price £245,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### ENTRANCE HALL

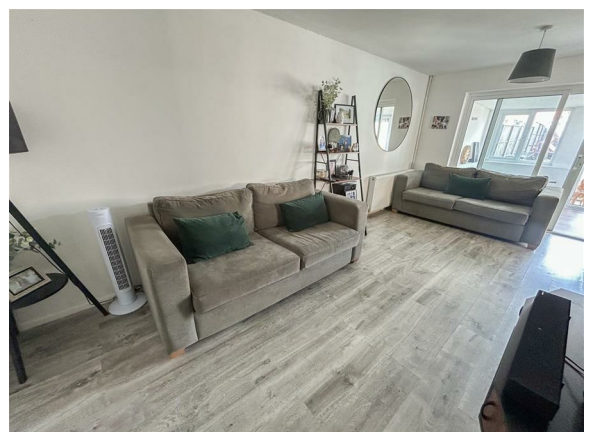
Storage cupboards. Radiator. Doors to;



### LOUNGE

18'6 x 8'11

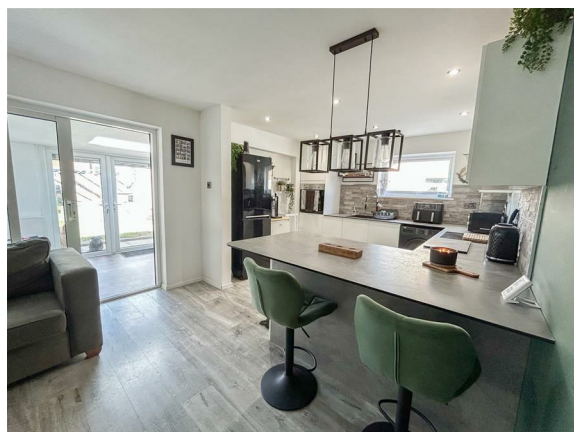
Radiator. Open access to Kitchen. Patio doors leading to Conservatory.



## KITCHEN

11'2 x 8'11

Fitted with a range of white gloss fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset sink unit with mixer tap. Integrated cooker. Four ring gas hob with extractor fan above. Space for fridge/freezer. Space and plumbing for washing machine. Breakfast bar. Double glazed window to side. Open access to Lounge.



## BEDROOM ONE

11'11 x 10'1

Radiator. Double glazed window to front.



## BEDROOM TWO

13'9 x 8'2

Radiator. Double glazed window to front.



## BATHROOM

Low level W/C. Pedestal hand wash basin. Panelled bath. Double glazed window to side.



## CONSERVATORY

Sky light. Double glazed window to rear. Patio doors leading to outside rear.



## OUTSIDE FRONT

Hard paved area providing off street parking. Access to Detached Garage. Side pedestrian gate with access to outside rear.



## OUTSIDE REAR

Approx 52' rear garden. Hard paved area. Mainly laid to lawn. Decked area. Detached Garage. Enclosed by panelled fencing.



## EH 06/26

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](http://www.sheens.co.uk).

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### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band - C ; Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(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 we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

### 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



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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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