

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Sparrows Herne Great Clacton, CO15 4HN

Offered with No Onward Chain on the popular 'Birds' development in Great Clacton is this spacious TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. Local shopping amenities in Great Clacton are situated around quarter of a mile away, with Clacton's town centre, sea front and mainline railway station approximately one and a half miles away. Brook Retail and Country Park are also conveniently positioned within half a mile. This property presents an excellent opportunity for buyers seeking single-level living with the potential to personalise and add their own touch.

- Two Double Bedrooms
- 13'11 x 13'2 Lounge
- 13'11' Fitted Kitchen
- Three Piece Shower Room
- Gas Central Heating (n/t)
- Double Glazed Windows
- Garage & Off Street Parking
- Approx 33' South Facing Garden
- No Onward Chain
- EPC Rating D & Council Tax B



Price £210,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE PORCH

Double glazed windows to side and front with a further glazed entrance door with side glazed picture window to entrance hallway.

ENTRANCE HALLWAY

Built in airing cupboard. Loft access. Doors to:



LOUNGE

13'11 x 13'2

Wall mounted gas fire (not tested). Radiator. Double glazed window to front with views over front garden and greensward.



KITCHEN

13'11 x 7'11 narrowing to 5'10

Fitted with a range of White laminate fronted units comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Single drainer stainless steel sink unit with cupboards and drawers below. Cooker space. Space and plumbing for washing machine. Tall fridge freezer space. Breakfast bar. Built in larder cupboard housing wall mounted gas boiler (not tested). Additional built in storage cupboard. Tiled splashbacks. Radiator. Double glazed window to front. Double glazed window and double glazed door leading to rear garden.



BEDROOM ONE

13'10 x 9'5 plus door recess

Range of fitted wardrobes and drawers. Radiator. Double glazed window to rear.



BEDROOM TWO

10'9 x 10'

Radiator. Double glazed window to rear.



SHOWER ROOM

7'6 x 5'1

Fitted with a three piece White suite comprising corner shower cubicle. Vanity wash hand basin with cupboards below. Low level W.C. Fully tiled walls. Radiator. Double glazed window to front.



OUTSIDE FRONT

Driveway providing off street parking leading to garage with up and over door. Remainder of front garden being laid to lawn with shrub border and paved area. Gate giving side pedestrian access to side lean to area with further access to personal door to garage and door leading to rear garden.

GREENSWARD VIEW TO FRONT



OUTSIDE REAR

Approximately 33' South facing rear garden which is mainly laid to lawn with array of shrub borders. Paved patio area. Enclosed by panelled fencing. Door leading to side lean to/shed.



LEAN TO/SHED

14'9 max x 6'10 narrowing to 2'11

Covered walkway/lean to with storage with personal door to garage. Single glazed windows overlooking garden.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2025/2026 £1662.4 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: No

JE 02/26

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.

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.



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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