



Tudor Green Clacton-On-Sea, CO15 2PE

Sheen's Estate Agents are pleased to offer this **THREE BEDROOM SEMI-DETACHED BUNGALOW** located on the **TUDOR ESTATE**. Local shopping amenities at Tudor Parade are within quarter of a mile with Clacton's town centre and mainline railway station around 2 miles away. A viewing is highly recommended to appreciate the space this property has to offer.

- **Three Bedrooms**
- **15'5 x 10'7 Lounge**
- **15'10 x 10'7 nar to 8'5 Kitchen/Diner**
- **Gas Central Heating (n/t)**
- **Mainly Double Glazed**
- **Off Street Parking**
- **Garage & Sunroom**
- **Approx 68ft Rear Garden**
- **Council Tax Band B**
- **EPC Rating TBC**



Price £265,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

ENTRANCE HALL

Radiator. Doors leading to;



LOUNGE

15'5 x 10'7

Radiator. Double glazed window to front.



KITCHEN

15'10 x 10'7 nar to 8'5

Fitted with a range of wall mounted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset sink unit with mixer tap. Space for cooker. Storage cupboard housing gas combination boiler (not tested). Doors leading to Sunroom.



BEDROOM ONE

13'9 x 11'3

Radiator. Double glazed window to front.



BEDROOM TWO

11'5 x 8'5

Radiator. Double glazed window to rear.



BEDROOM THREE

8'2 x 8'0

Radiator. Double glazed window to side.



BATHROOM

Low level W/C. Pedestal hand wash basin. Panelled bath. Shower cubical with wall mounted shower attachment (not tested). Double glazed window to side.



SUNROOM

19'6 x 6'11

Space and plumbing for washing machine. Space for fridge/freezer. Single glazed window to side. Doors to outside rear.



OUTSIDE FRONT

Gated driveway. Hard paved providing area for off street parking to multiple cars. Area in which is laid to lawn. Access to Garage.



OUTSIDE REAR

Hard paved area. Laid to lawn. Enclosed by panelled fencing. Access to garage. Wooden shed.



EH 03/26

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.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2026/2027 £1731.31 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:

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.

Agents Note (Restrictive Covenants on Title)

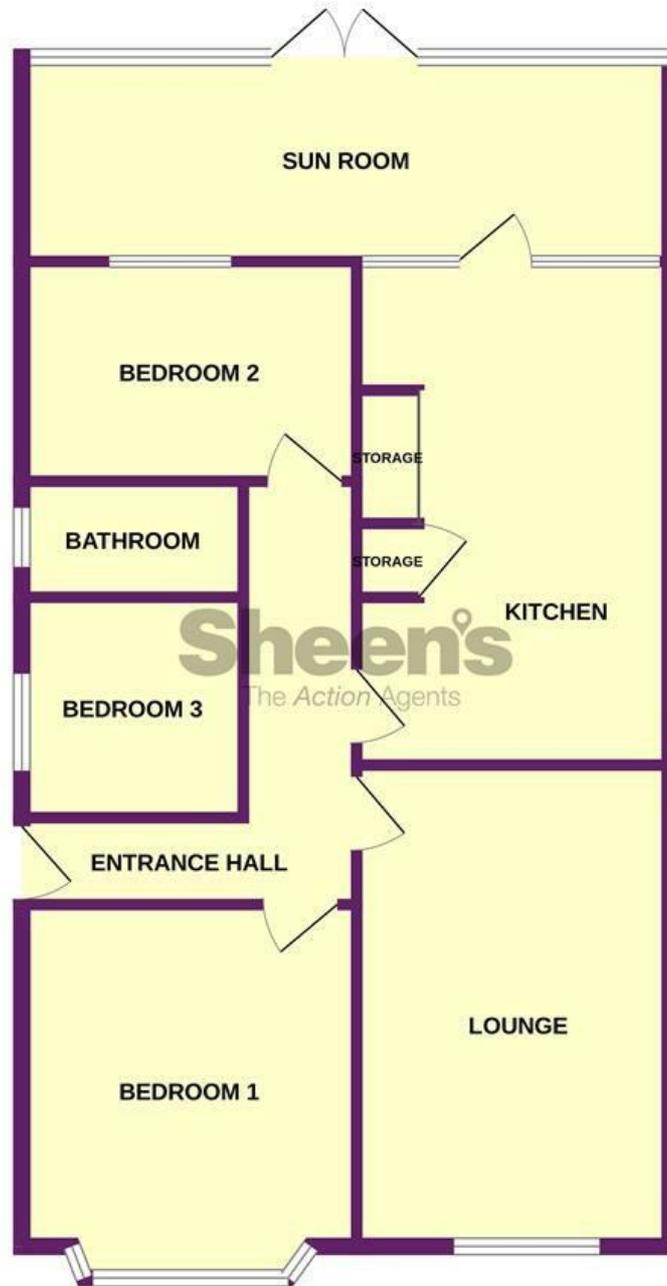
Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

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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Sheen's
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