



Bockings Grove Clacton-on-Sea, CO16 8DL

Located in this established tree lined road, Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW. The bungalow benefits from having off street parking. The bungalow is situated a mere 250 feet from Bocking's Elms amenities. The bungalow is positioned approximately 1.25 miles from Clacton-on-Sea's mainline railway station, town centre and regenerated seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **Lounge 17'10 x 11'2**
- **Kitchen 11'6 x 11'4**
- **Conservatory 11'8 x 7'10**
- **En-Suite**
- **Gas Central Heating (n/t)**
- **Garage**
- **Off Street Parking**
- **Council Tax Band D**
- **EPC Rating C**



Price £310,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

PORCH

Double glazed window to front. UPVC double glazed door to:

ENTRANCE HALL

Loft access. Cupboard housing water tank. Radiator. Door to:

LOUNGE

17'10 x 11'2

Feature fireplace. Radiator. Double glazed double doors to Conservatory.



CONSERVATORY

11'8 x 7'10

Radiator. Double glazed windows to both sides and rear. Double glazed double doors to garden.



KITCHEN

11'6 x 11'4

Fitted kitchen suite comprising: Granite effect rolled edge work surfaces with wood effect wall mounted cabinets with a range of cupboards and drawers below. Inset stainless steel one and a half bowl drainer sink unit with mixer tap. Inset hob. Inset oven (all appliances not tested). Tiled splash backs. Radiator. Double glazed window to front.



UTILITY ROOM

7'1 x 6'0

Granite effect rolled edge work surfaces with wood effect wall mounted cabinets and cupboards and drawers below. Inset stainless steel sink unit. Gas boiler (all appliances not tested). Space and plumbing for washing machine. Space for fridge freezer. Tiled splash backs. Tiled floor. Double glazed door to outside.



BATHROOM

8'9 x 7'7 max

Three piece suite comprising: Low level W.C. Panel bath. Vanity wash hand sink basin with cupboards and drawers below. Radiator. Fully tiled walls and floor. Double glazed window to side.



BEDROOM ONE

13'4 x 9'5

Built in storage cupboards. Radiator. Double glazed window to rear. Door to:



ENSUITE

7'7 x 3'3

Three piece suite comprising: Low level W.C. Vanity wash hand sink basin with cupboards below. Step in shower cubical with wall mounted electric shower (not tested). Fully tiled walls and floor. Double glazed window to side. Radiator.



BEDROOM TWO

11'2 x 11'7

Double glazed bay window to front. Radiator.



BEDROOM THREE

10'4 x 8'6

Built in storage cupboards. Radiator. Double glazed window to side.



OUTSIDE REAR

Majority paved patio area with remainder being laid to lawn. Storage shed. Side access leading to front. Door leading to garage. Enclosed by panel fencing.



OUTSIDE FRONT

Paved patio providing off street parking for multiple vehicles. Enclosed by part panel and part brick fencing.



GARAGE

Up and over door.

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): Mains (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

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.

JB 07/26

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
1235 sq.ft. (114.8 sq.m.) approx.



TOTAL FLOOR AREA: 1235 sq.ft. (114.8 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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