



## Second Avenue Weeley, CO16 9HX

Located in the popular village of Weeley, Sheens' Estate Agents are pleased to offer for sale this TWO BEDROOM, TWO RECEPTION ROOM DETACHED BUNGALOW. The property has undergone a series of improvements including decoration and a new kitchen. Local shopping amenities and main railway station are positioned within a quarter of a mile with Clacton-on-Sea's Seafront and Town Centre approximately five miles away

- Two Bedrooms
- 15'3 Lounge
- 16'7 Second Reception Room
- Double Glazed Windows
- Gas Central Heated
- 10'8 Newly Fitted Kitchen
- Off Street Parking
- No Onward Chain
- Council Tax Band D
- EPC Rating TBC



**Price £285,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to entrance hallway.

### ENTRANCE HALLWAY

Loft access. Radiator. Airing cupboard. Doors to:

### BEDROOM TWO

11'9 x 8'9

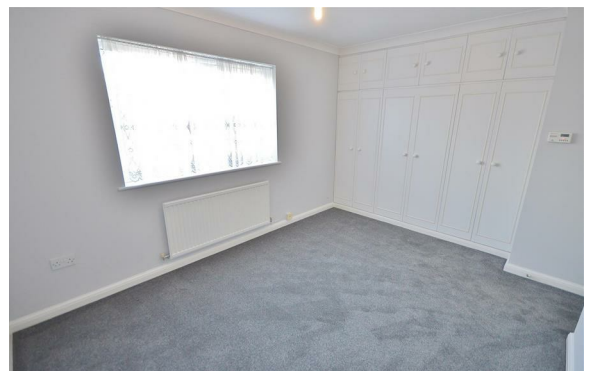
Double glazed window to front. Radiator.



### BEDROOM ONE

14'8 into wardrobe x 9'8

Double glazed window to rear. Radiator. Fitted wardrobes.





## BATHROOM

Modern white suite comprising of low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower (not tested). Part aqua panelled walls and tiled walls. Radiator. Double glazed window to front.



## KITCHEN

10'8 x 10'4

Newly fitted modern kitchen comprising of laminated square edge work surfaces with inset one and a half bowl stainless steel single drainer sink unit. Inset four ring electric hob with oven under (all appliances not tested). Plumbing and space for washing machine and fridge freezer. Selection of matching grey high gloss units at eye and floor level. Part tiled walls. Wall mounted gas boiler (tested Aug 25) Radiator. Double glazed window to front. Door to side.



## LOUNGE

15'3 max x 11'

Radiator. Double glazed sliding doors to conservatory.



## CONSERVATORY

11'1 x 9'

Double glazed windows to sides and rear. Radiator. Door to:



## SECOND RECEPTION ROOM

16'7 x 9'4

Previously the garage. Double glazed sliding doors to front. Radiator.



## OUTSIDE

Paved patio area with remainder being laid to lawn. Enclosed by panelled fencing. Timber storage shed. Side pedestrian access to front via side gate.



## OUTSIDE FRONT

Driveway with car port providing off street parking. Side garden being mainly laid to lawn and patio paved. Mature hedging. Further lawn area.



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D; Payable 2025/2026 £2164.52 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Mains (Electricity): Mains (Water): Mains (Sewerage Type): Mains (Telephone & Broadband):TBC

Non-Standard Property Features To Note:

### LE 09/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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).

### Particular Disclaimer

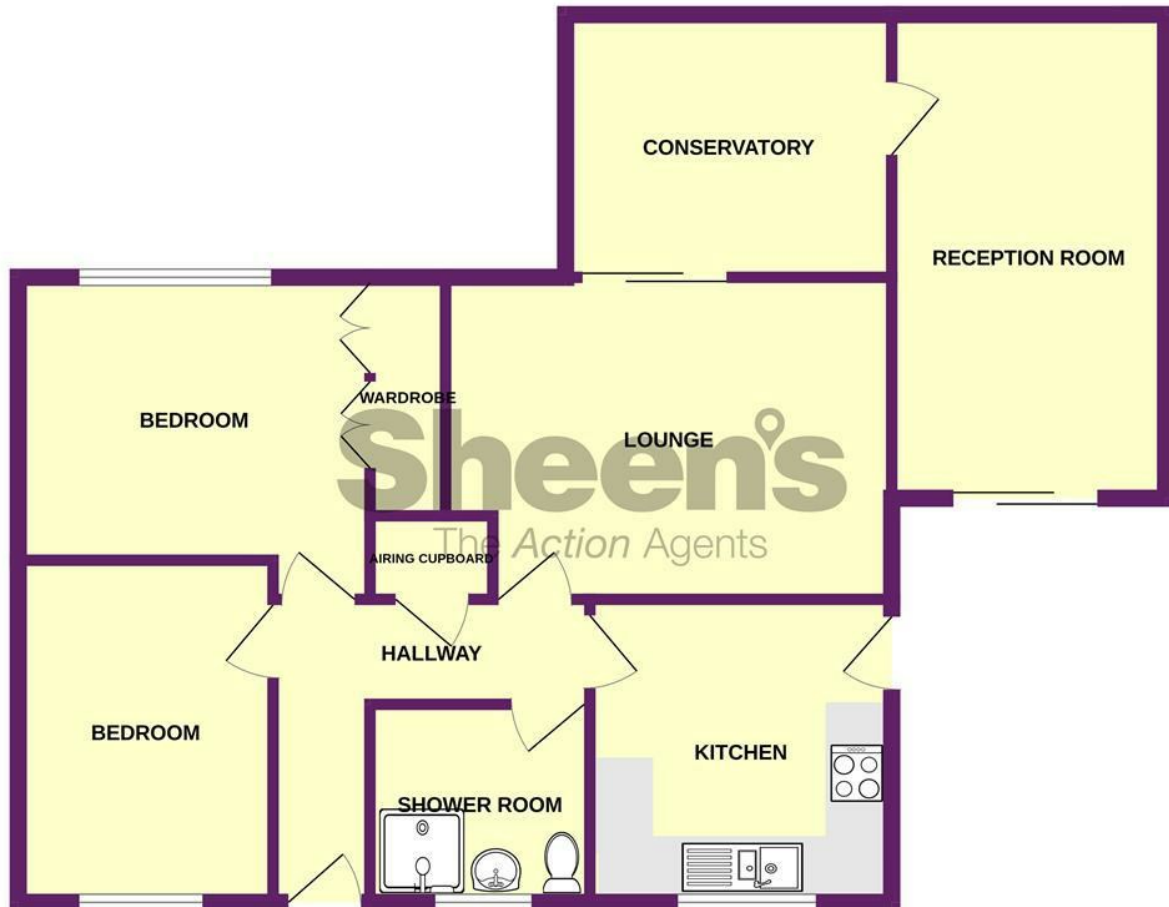
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



## GROUND FLOOR



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**  
The Action Agents

