



Lavenham Close Clacton-On-Sea, CO16 8BZ

Situated in a cul-de-sac position Sheens are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. The bungalow in the valuers opinion is offered in excellent decorative order and a viewing is highly recommended. Clacton-on-Sea's town centre, seafront and mainline railway station are located approximately Two miles away.

- Two Bedrooms
- 18' Max Lounge
- 11'1 Double Glazed Conservatory
- 10'8 Kitchen
- Gas Central Heating
- Front And Rear Gardens
- Off Street Parking
- Workshop
- Council Tax Band B
- EPC Rating B



Price £240,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to entrance hallway.

ENTRANCE HALLWAY

Radiator. Loft access. Storage cupboard. Doors to:

BEDROOM TWO

10' x 9'3

Double glazed window to front. Radiator. Built in storage cupboard.



BEDROOM ONE

13'9 x 10' max

Double glazed window to front. Radiator.



SHOWER ROOM

Modern suite comprising of low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower (not tested). Aqua panelled walls. Heated towel rail. Double glazed window to side.



LOUNGE

18' max x 11'2 max

Designer radiator. Double glazed patio doors leading to conservatory. Door to:



KITCHEN

10'8 x 8'

Comprises laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring electric hob with oven under and extractor over (All appliances not tested). Plumbing and space for washing machine. Slimline dishwasher and fridge freezer. Wall mounted gas boiler concealed in cupboard. Selection of matching beech effect units at both eye and floor level. Tile splashbacks. Radiator. Double glazed window to side and rear. Double glazed door leading to garden.



CONSERVATORY

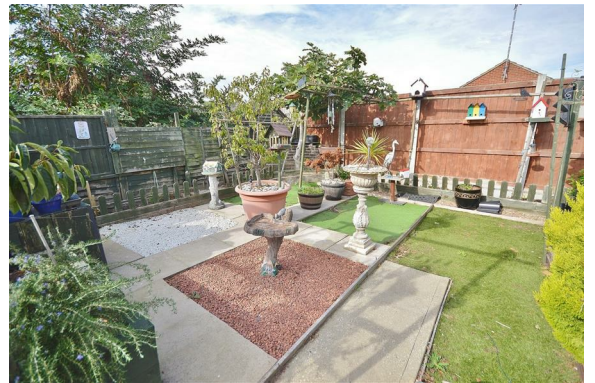
11'1 x 8'5

Double glazed windows to sides and rear aspect. Double glazed sliding door to garden. Radiator.



OUTSIDE REAR

Raised decking area with the remainder being laid to artificial lawn. Raised sleeper beds and shingled areas. Enclosed by panelled fencing and mature hedging. Outside tap. Timber storage shed. Door to:



WORKSHOP

Power and light connected. Courtesy door leading to front.



OUTSIDE FRONT

Front garden is mainly laid to lawn. Enclosed by Picket fencing. Hard standing driveway providing off street parking for numerous vehicles leading to car port with outside power socket. Courtesy door to workshop.



Material Information (Freehold Property)

Tenure:

Council Tax: Tendring District Council; Council Tax Band B; Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges:

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

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.

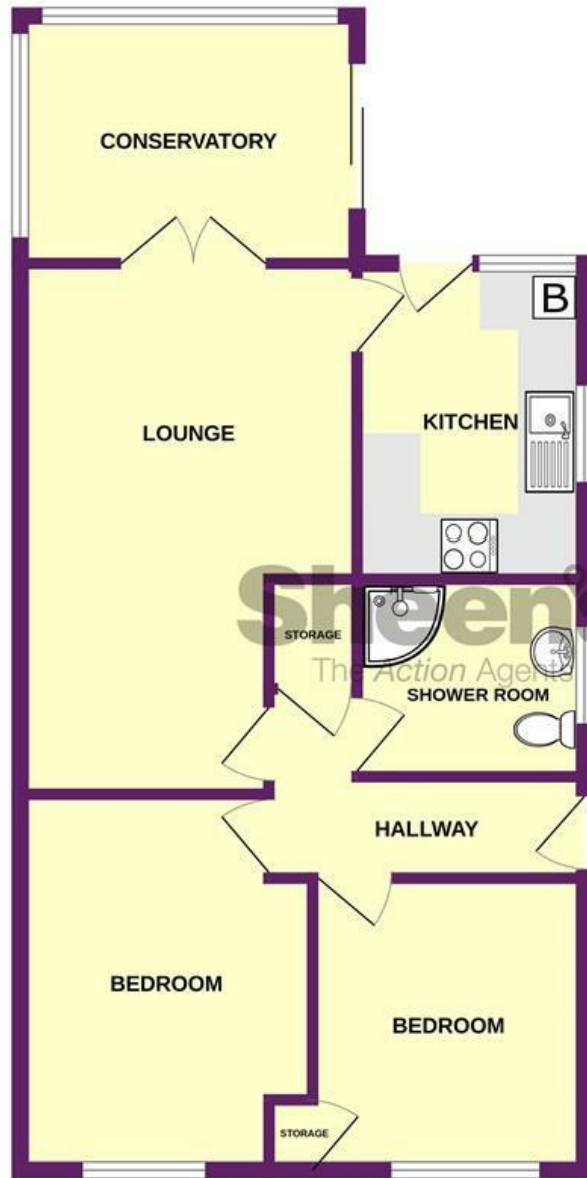
Particular Disclaimer

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.
Made with Metropix ©2025

Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents