



## Diana Way Clacton-on-Sea, CO15 1EE

\*\*\*\*\* PROCEEDABLE BUYERS ONLY -  
VIEWINGS UNTIL OCTOBER 31st \*\*\*\*\*

Situated on the popular 'Magpies' development on the edge of 'The Royals' in the Essex coastal town of Clacton-on-Sea is this TWO DOUBLE BEDROOM DETACHED BUNGALOW. Presented in excellent decorative order throughout having been modernised by the current sellers, the property is presented in superb 'move in ready' condition. The property is conveniently positioned within three quarters of a mile from Clacton's town centre, sea front and the mainline railway station within three quarters of a mile. An early viewing is advised to appreciate the accommodation and décor on offer.

- Two Double Bedrooms
- 19'2 x 11'1 Lounge/Diner
- 10'8 Newly Fitted Kitchen
- 6'10 Modern Shower Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- Garage & Off Road Parking
- 48' South/Westerly Facing Garden
- No Onward Chain
- EPC Rating D & Council Tax D



**Offers In Excess Of £240,000 Freehold**



### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

#### ENTRANCE HALLWAY

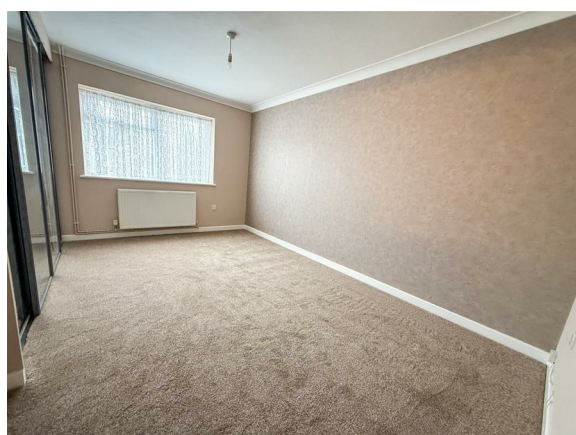
Newly fitted carpet. Loft access. Radiator. Built in storage cupboard. Doors to:



#### BEDROOM ONE

14'9 x 11'

Newly fitted carpets. Fitted mirror fronted sliding wardrobes. Radiator. Double glazed window to front.



## BEDROOM TWO

11'8 x 9'9

Newly fitted carpets. Radiator. Double glazed window to front.



## SHOWER ROOM

Fitted with a modern three piece white suite. Comprises low level W.C. Double shower cubicle. Pedestal wash hand basin. Fully tiled walls. Tiled flooring. Radiator. Double glazed window to side.



## LOUNGE/DINER

19'2 x 11'1

Newly fitted carpets. Feature fireplace with inset electric fire (not tested). Radiator. Double glazed sliding patio doors leading to rear garden. Door To Kitchen.



## FITTED KITCHEN

10'8 x 9'8

Fitted with a newly fitted modern kitchen. Comprises Grey panel fronted units. Grey wood effect work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer taps. Cooker space. Tall fridge/freezer space. Space and plumbing for washing machine. Fully tiled walls. Wood effect flooring. Radiator. Double glazed window and door to rear garden.



## OUTSIDE - FRONT

Front garden is mainly laid to lawn. Hard standing area providing off street parking leading to garage with up and over door (Garage is 17'3 x 9'6 -Power and light connected). Gate gives side pedestrian access to rear garden.





## OUTSIDE - REAR

Approx 48' south/westerly facing rear garden. Mainly laid to lawn. Flower and shrub borders. Double glazed personal door to garage. Enclosed by panel fencing.



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

## JE 0225

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## Particular Disclaimer

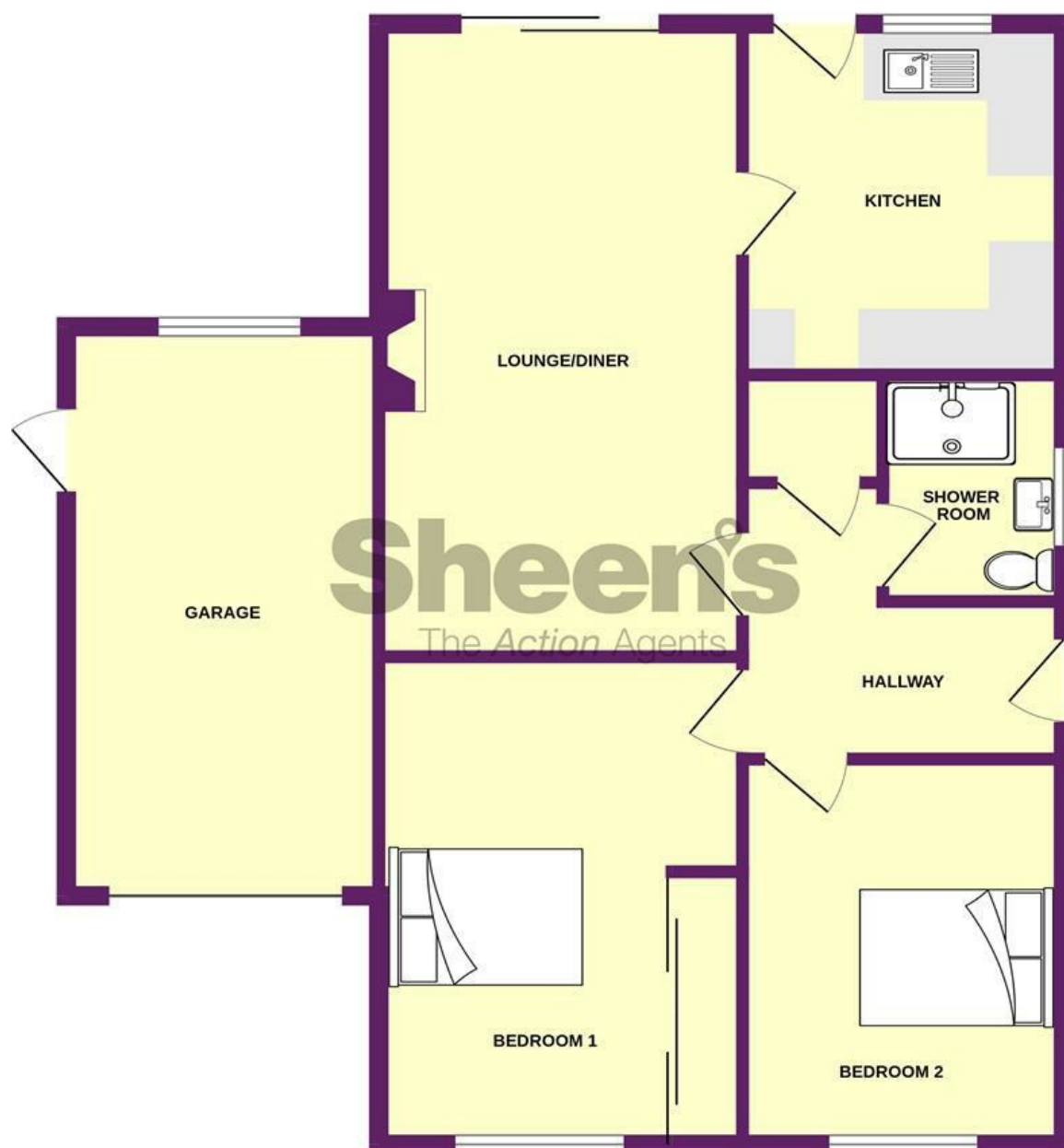
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are

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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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## Selling properties... not promises

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**Sheen's**  
The Action Agents