



## Linstead Close Clacton-On-Sea, CO16 7EP

Sheen's Estate Agent's are pleased to offer this newly re-furbished THREE BEDROOM DETACHED BUNGALOW being offered with NO ONWARD CHAIN. The property is positioned within approximately a quarter of a mile of local shopping amenities at Bluehouse Avenue and with Clacton-on-Sea's town centre, seafront and mainline railway station approximately one and a half miles away. A viewing is highly recommended to appreciate the accommodation this property has to offer.

- Three Bedrooms
- 11'0 x 10'11 Lounge
- 20'1 x 7'7 Dining Area
- Newly Renovated
- Gas Central Heating
- Dining Area & Utility Room
- Off Street Parking
- Garage
- Council Tax Band C
- EPC Rating D



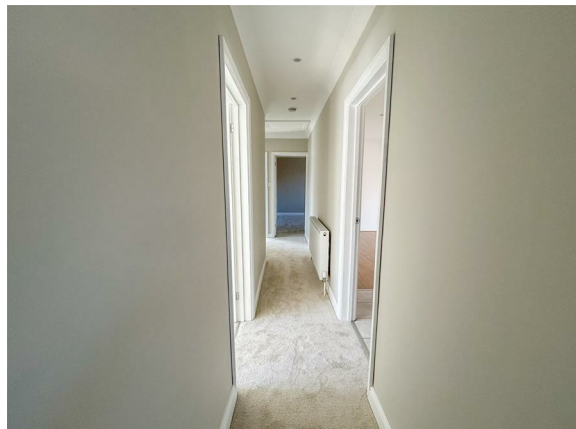
**Price £325,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

#### ENTRANCE HALL

Storage cupboard. Doors to;



#### LOUNGE

11'0 x 10'11

Radiator. Open access to Kitchen.





### KITCHEN

11'0 x 9'1

Fitted with a range of grey front panelled units. Comprising; square edge work surfaces with cupboards and drawers below. Ceramic sink unit with mixer tap. Integrated electric oven with electric hob above (not tested). Extractor fan (not tested). Integrated dishwasher. Integrated fridge. Cupboard housing wall mounted gas combination boiler (not tested). Ceramic floor tiles. Open access to lounge and dining area.



## DINING AREA

20'1 x 7'7

Radiator. Doors to utility room. Patio doors leading to outside rear.



## UTILITY ROOM

7'7 x 4'9

Space and plumbing for washing machine. Doors leading to outside front.



## BEDROOM ONE

14'4 x 12'7

Radiator. Double glazed window to rear.



## BEDROOM TWO

12'7 x 11'0

Radiator. Double glazed window to front.



### BEDROOM THREE

11'0 x 10'5

Radiator. Double glazed window to front.



### BATHROOM

Low level W/C. Vanity hand wash basin with mixer tap and cupboard below. Panelled bath. Shower cubical with wall mounted shower attachment (not tested). Double glazed window to front.





### OUTSIDE FRONT

Laid to lawn. Patio paved providing off street parking leading up to garage.



### OUTSIDE REAR

Paved patio area. Artificial lawn and enclosed by panel fencing. Side gate providing pedestrian access to outside front.



### EH 07/25

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).



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

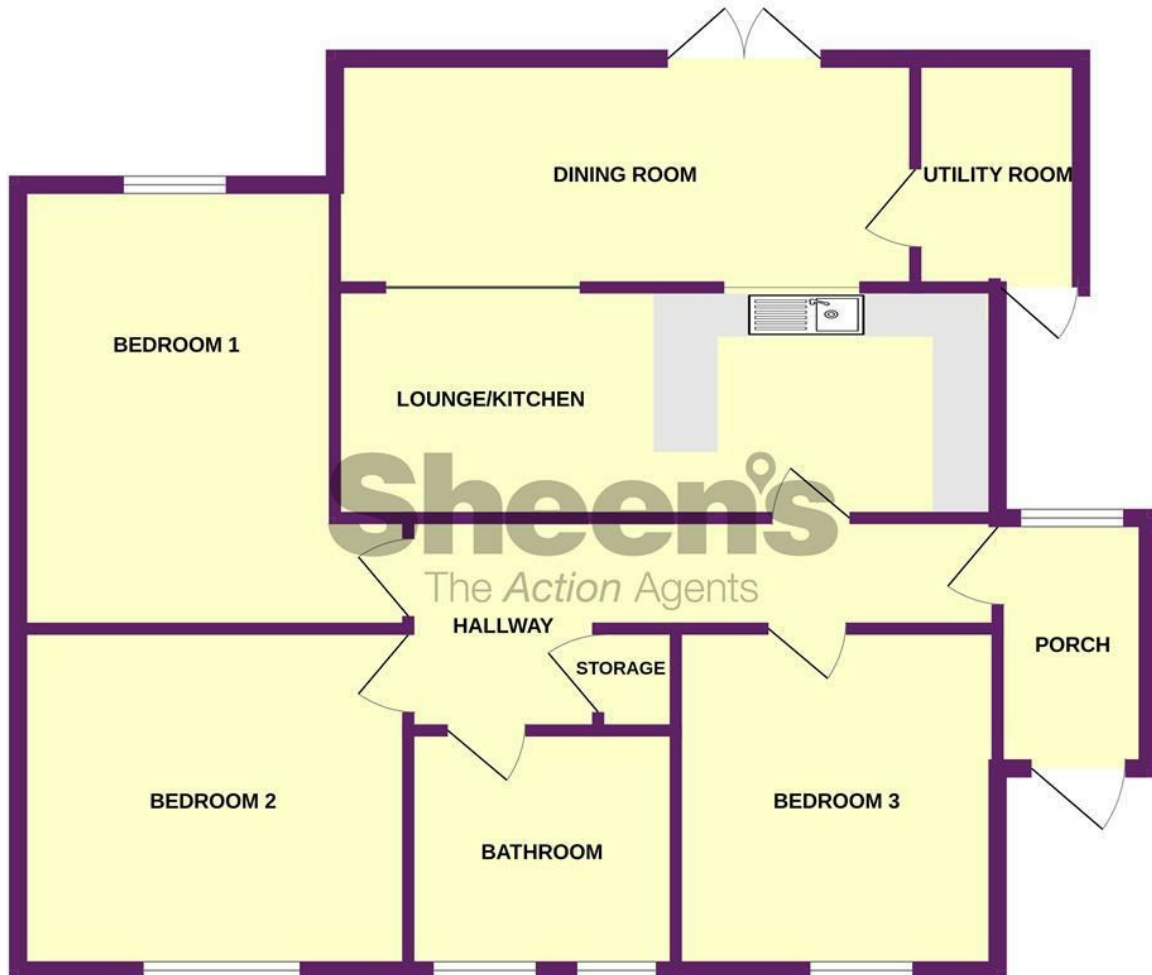
Non-Standard Property Features To Note: - Solar panels are owned outright and supply power for the hot water.

## 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.



## 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

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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

**Sheen's**  
The Action Agents

