



## Haverling Close Great Clacton, CO15 4UX

Located on the popular Foots Farm area of Great Clacton is this THREE BEDROOM DETACHED BUNGALOW offered with No Onward Chain. Brook Retail and Country Park are located within quarter of a mile with the property also positioned within two miles of Clacton's town centre, sea front and mainline railway station with its direct links to London Liverpool Street. Offering spacious accommodation and excellent potential to make it your own, an early internal inspection is strongly advised.

- Three Bedrooms
- En-Suite Shower Room
- 18'7 'L' Shape Lounge/Diner
- 11'11 Fitted Kitchen
- 9'10 D/Glazed Conservatory
- Gas Central Heating (n/t)
- Approx 60' Wide Low Maintenance Garden
- Garage & Off Road Parking
- No Onward Chain
- EPC Rating D & Council Tax C



**Price £249,995 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to entrance porch.

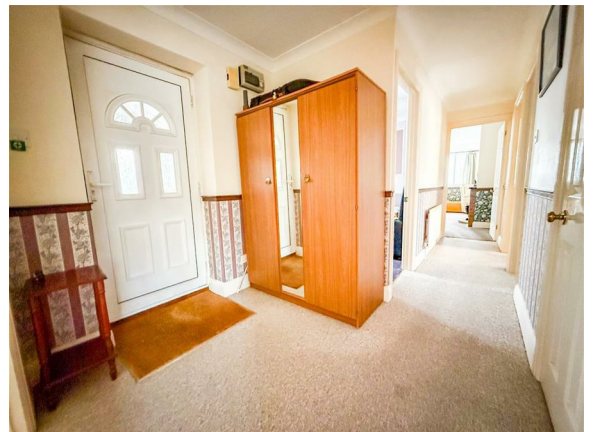
### ENTRANCE PORCH

Built in cloak cupboard with further glazed entrance door to entrance hallway.



### ENTRANCE HALLWAY

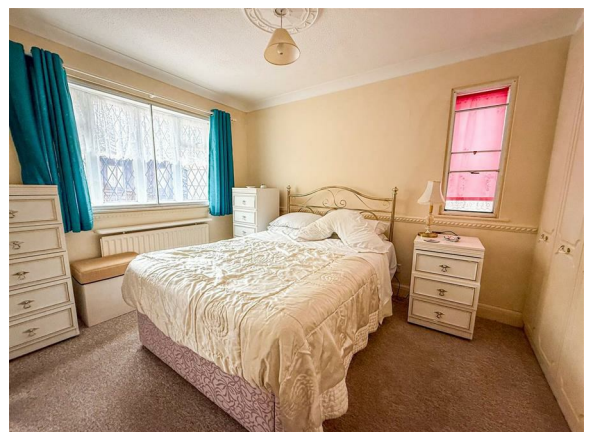
Dado rail. Radiator. Loft access. Built in airing cupboard. Doors to:



### BEDROOM ONE

10'10 max 8'11

Built in wardrobes. Dado rail. Radiator. Secondary glazed double glazed window to side. Secondary glazed double glazed oriel window to rear. Door to en-suite.



### EN-SUITE SHOWER ROOM

Fitted with a three piece white suite comprising an independent shower cubicle. Pedestal wash hand basin. Concealed cistern low level W.C. Fully tiled walls. Tiled flooring. Heated towel rail. Extractor fan (not tested). Double glazed window to rear.



### BEDROOM TWO

9'9 x 7'6

Dado rail. Radiator. Secondary glazed double glazed window to front.



### BEDROOM THREE

9' x 7'9 narrowing to 5'6

Radiator. Secondary glazed double glazed window to front.



### BATHROOM

Fitted with a three piece white suite comprises panelled bath with shower attachment over and glazed shower glazed. Pedestal wash hand basin. Concealed cistern low level W.C. Part tiled walls. Radiator. Extractor fan (not tested). Secondary glazed double glazed window to rear.



### LOUNGE/DINER

18'7 x 16'5 narrowing to 9'6

L shaped lounge diner. Two radiators. Feature corner brick fireplace with inset gas fire (not tested). Dado rail. Secondary glazed double glazed window to front and side. Double glazed box bay window with integral style doors opening onto rear garden.





LOUNGE AREA VIEW



DINING AREA VIEW



### KITCHEN

11'11 x 7'6

Fitted with a range of white wood laminate effect panel fronted units comprises white laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Cooker space with extractor hood above. Tall fridge freezer space. Space and plumbing for washing machine. Tiled splash backs. Tiled flooring. Radiator. Wall mounted gas boiler (not tested). Double glazed internal window to conservatory. Double glazed door to conservatory.



### CONSERVATORY

9'10 x 7'5

Double glazed windows to sides and rear overlooking rear garden. Poly carbonate roof. Double glazed double doors opening onto rear garden.



### OUTSIDE FRONT

Small front garden which is laid to shrub borders. Blocked paved driveway providing off street parking leading to garage with up and over door. Gate giving side pedestrian access to outside rear garden.





### REAR GARDEN

Approx 60' wide x 20' (plus side areas) Low maintenance rear garden. Comprises artificial lawn area. Block paved patio areas. Array of shingle borders. Enclosed by panelled fencing. Timber storage shed to remain. Personal door to garage.





## ALTERNATE VIEW OF GARDENS



## GARAGE

16'2 x 7'7

Electric power and electric (not tested).

### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1899.92 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

### BA 08/25

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

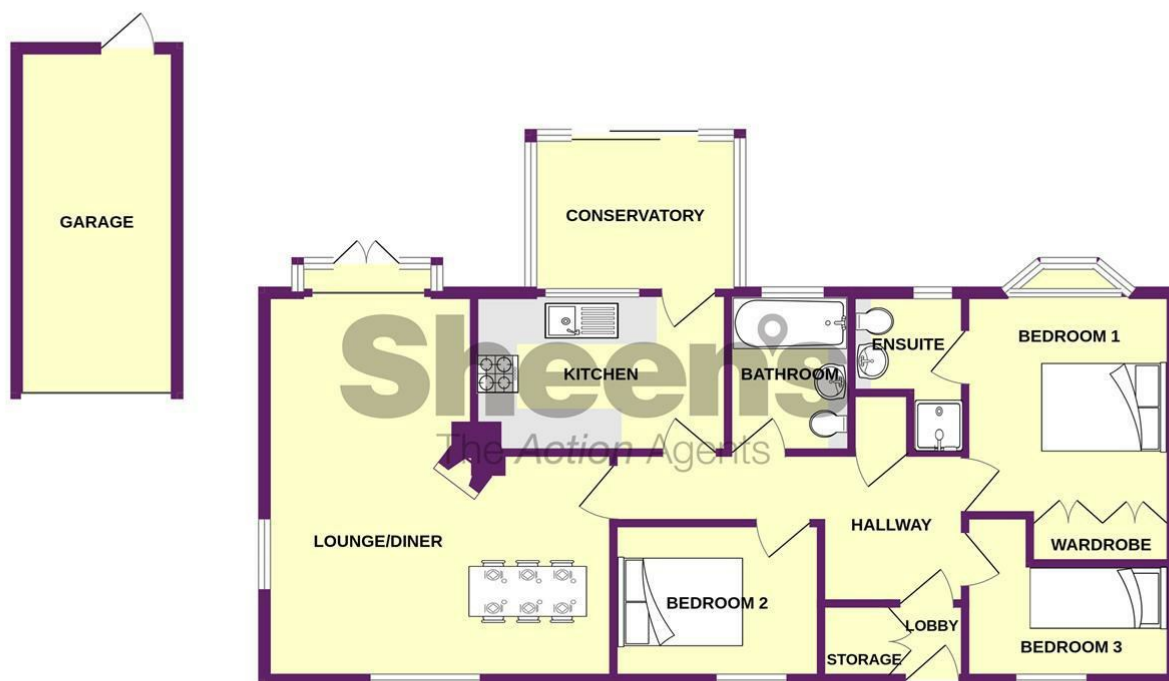
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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## 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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