



## Marlowe Road Clacton-On-Sea, CO15 2PS

Sheen's Estate Agents are pleased to offer for sale this established TWO BEDROOM DETACHED BUNGALOW located on the 'Tudor' Development. The property benefits from a DOUBLE GARAGE located to the rear. The accommodation is situated approximately one hundred yards from a local shopping parade and within two miles of Clacton-on-Sea's town centre, mainline railway station and sea front. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 13'6 x 10'1 Lounge
- 10'2 x 10 Kitchen
- 11'11 x 7'9 Conservatory/Dining Room
- Shower Room
- Double Garage
- Off Street Parking
- Gas Central Heating (n/t)
- Council Tax Band C
- EPC Rating TBC

Price £250,000 Freehold



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to entrance hall.

### ENTRANCE HALLWAY

Loft access. Radiator. Door to:

### LOUNGE

13'6 x 10'1

Radiator. Open access to:



## CONSERVATORY/DINING ROOM

11'11 x 7'9

Fully double glazed windows to sides and rear. Radiator. UPVC  
Door leading to outside rear.



## KITCHEN

10' x 10'2

Modern fitted kitchen suite comprising laminated square edge work surfaces with inset four ring gas hob with extractor hood above (not tested). Inset single drainer stainless steel sink unit. Inset double oven. Selection of White gloss fronted wall units with cupboards and drawers at both eye and floor level. Space for fridge freezer. Integrated dishwasher. Space and plumbing for washing machine. Tiled splashbacks. Wall mounted gas combination boiler (not tested). Radiator. Double glazed windows to side and rear. UPVC door leading to rear garden.



## BEDROOM ONE

12'3 x 9'11

Radiator. Double glazed window to front.



## BEDROOM TWO

10'3 x 8'2

Radiator. Double glazed window to front.



## SHOWER ROOM

Three piece white suite comprising low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step in shower cubicle with wall mounted shower and shower head attachment above. Fully tiled. Heated towel rail. Double glazed window to side.



## OUTSIDE FRONT

Block paved driveway providing off street parking for multiple vehicles. Side gated access leading to outside rear.



## OUTSIDE REAR

Being mainly patio paved with the remainder being laid to lawn. Enclosed by a brick wall. One wooden storage shed. Side pedestrian access leading to the outside front. Access to:



## ALTERNATE VIEW OF GARDEN



## DOUBLE GARAGE

19'8 x 18'

Power and electric connected.



## 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: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

## BA 02/26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

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).

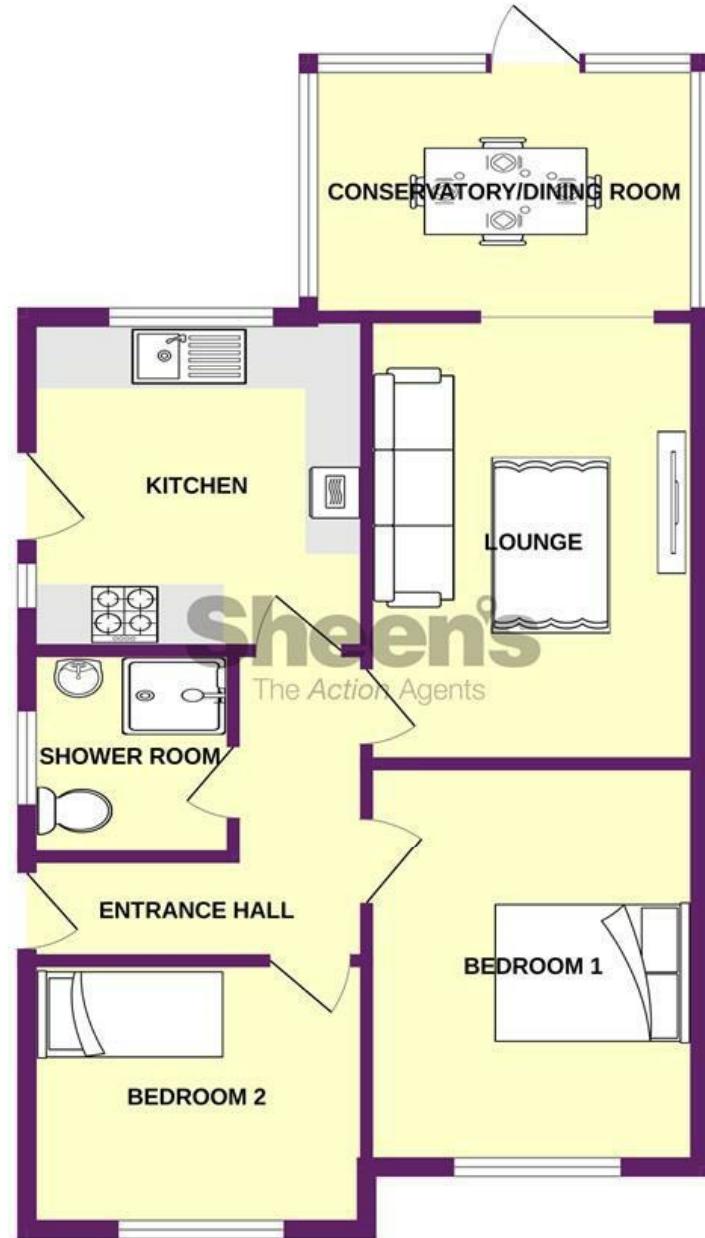
## Particular Disclaimer

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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