



Gilders Way Clacton-On-Sea, CO16 8UB

Located on the popular 'Peter Bruff' development, is this TWO BEDROOM SEMI-DETACHED HOUSE which would make an Ideal First Time Purchase or Buy to Let. It is in the Valuer's Opinion that an early internal inspection is highly recommended to appreciate the accommodation on offer. The property is located within half a mile of Bockings Elm shopping parade and is within one and a half miles of Clacton's town centre, seafront and mainline railway station.

- Two Bedrooms
- 14'8 x 12'2 Lounge
- 14'8 x 10'4 Kitchen/Diner
- 8' x 8'6 Study
- Converted Garage Creating Bedroom/Office
- Bathroom
- Fully Double Glazed
- Gas Central Heating (n/t)
- Off Road Parking
- EPC Rating C

Price £245,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

ENTRANCE PORCH

Double glazed window to front. UPVC Double glazed door leading to:



LOUNGE

14'8 x 12'2

Stair flight to first floor. Radiator. Under stairs storage cupboard. Double glazed window to front. Open access to:



KITCHEN/DINER

14'8 x 10'4

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Space and plumbing for washing machine. Space for fridge and freezer. Space for cooker with extractor hood above (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Radiator. Double glazed window to rear. UPVC Double glazed door leading to:



STUDY

8' x 8'6

Wall mounted electric radiator. Double glazed window to rear.
UPVC Double glazed door leading to the rear garden.



FIRST FLOOR LANDING

Airing cupboard housing wall mounted gas combination boiler (not tested). Loft access. Door to:

BEDROOM ONE

12'4 x 10'5

Radiator. Double glazed windows to front.



BEDROOM TWO

12'4 x 7'2

Radiator. Double glazed window to rear.



BATHROOM

Three piece white suite comprising a low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath with shower head attachment above. Heated towel rail. Double glazed window to rear.



OUTSIDE FRONT

Hard standing area which provides off street parking for numerous vehicles. Side pedestrian access to the rear. Access to:



GARAGE

Up and over door.

OUTSIDE REAR

Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing. UPVC Double glazed door leading to:



BEDROOM THREE/OFFICE

Wall mounted electric radiator (not tested). Double glazed window to side. Door to:



SEPARATE W/C

Comprises a low level W.C. Vanity hand wash sink basin with a stainless steel mixer tap.



Material Information (Freehold Property)

Tenure: Freehold

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

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: N/A

BA 1025

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.

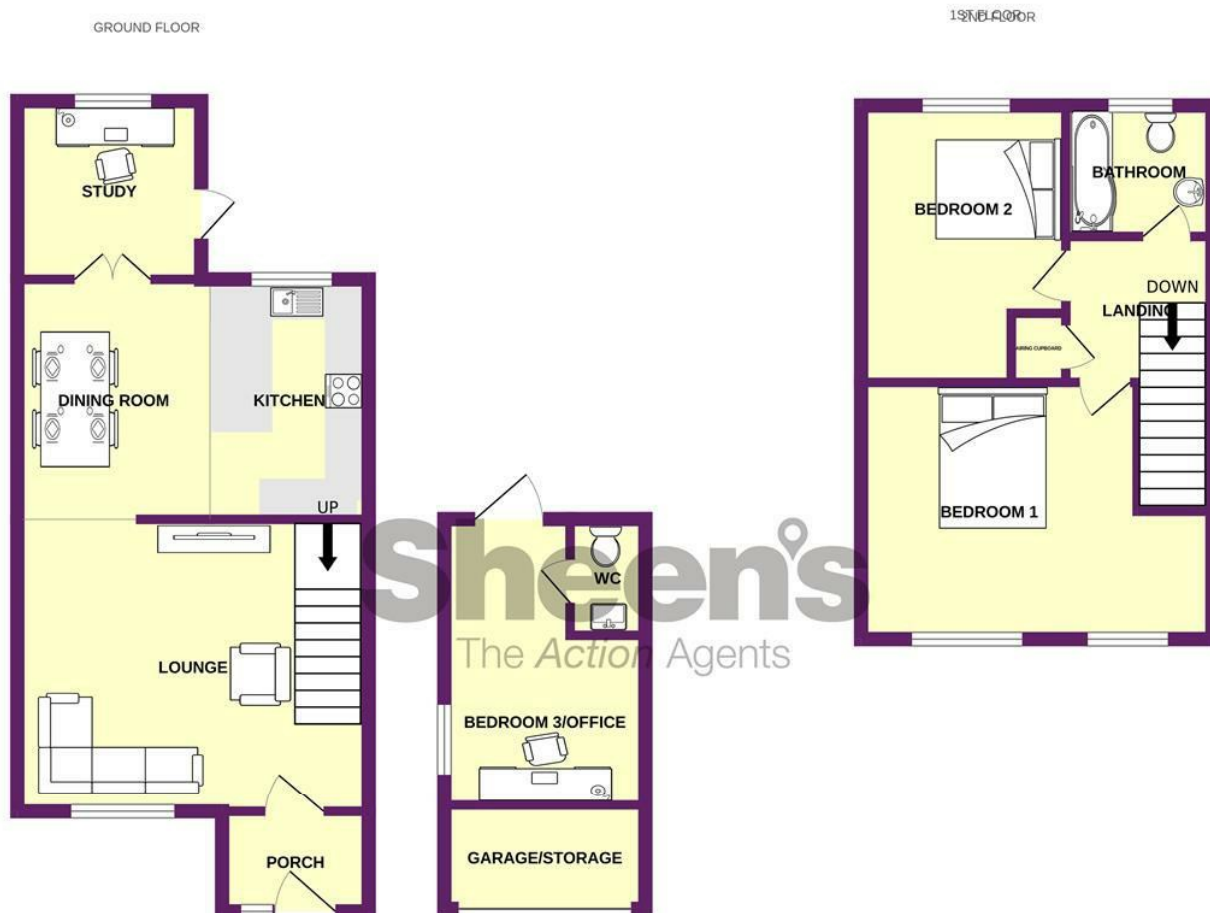
Particular Disclaimer

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





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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