

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## Windsor Avenue Clacton-On-Sea, CO15 2AQ

Situated in the popular Essex coastal town of Clacton-on-Sea, this TWO DOUBLE BEDROOM DETACHED BUNGALOW is presented in excellent decorative order throughout. Conveniently located approximately three-quarters of a mile from the town centre, seafront, and mainline railway station, the property provides easy access to local amenities and transport links. This bungalow presents an excellent opportunity for buyers looking to find a space to move straight into. Early viewing is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Open Plan Living Space
- 11'6 x 9'9 Lounge
- 13'7 Modern Fitted Kitchen
- Modern Three Piece Bathroom
- 8'10 D/Glazed Conservatory
- Gas Central Heating (n/t)
- 32' max South Facing Garden
- Off Street Parking
- EPC Rating C & Council Tax B



**Price £230,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door with double glazed side panel to side to entrance porch.

### ENTRANCE PORCH

Further glazed entrance door to entrance hallway.



### ENTRANCE HALLWAY

Radiator. Doors to:



### BEDROOM ONE

13'8 max into bay x 9'8

Radiator. Double glazed window bay to front with fitted shutter blind.



## BEDROOM TWO

11'1 x 9'10

Radiator. Double glazed window to front with fitted shutter blind.



## BATHROOM

9'7 x 5'4

Fitted with a modern three piece White suite comprising panelled bath with mixer tap and shower attachment with a folding glazed shower screen. Concealed cistern low level W.C. with vanity wash hand basin with cupboards below. Tiled splashbacks. Chrome effect heated towel rail. Double glazed window to side.



## KITCHEN

13'7 x 8'10

Fitted with a range of Gloss fronted units with laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Cooker space. Space and plumbing for washing machine. Tall fridge freezer space. Tiled splashbacks. Wall mounted gas combination boiler serving hot water central heating systems (not tested). Double glazed window to side. Wood effect flooring. Double glazed window to rear. Double glazed door leading to conservatory. Open access to lounge.



## LOUNGE

11'6 x 9'9

Wood effect flooring. Radiator. Double glazed window to rear.



## CONSERVATORY

8'10 x 8'

Double glazed windows to sides and rear overlooking garden. Poly carbonate roof. Wood effect flooring. Double glazed door leading to rear garden.



## OUTSIDE FRONT

The property is positioned within a corner plot position with spacious front garden being mainly laid to lawn with an array of flower, shrub and shingle borders. Part enclosed by brick wall and pedestrian double gates. Hard standing area providing off street parking. Gate giving side pedestrian access to outside rear garden.



## OUTSIDE REAR

Approx 32' max. rear garden which tapers to a point. Garden is laid to lawn with a paved patio area. Shingled borders. Wooden decked patio area. Enclosed by panelled fencing.



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

### JE 04/26

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



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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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