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



Sherwood Drive
Great Clacton, CO15 4EB

Located on the popular modern part of the 'Robin Hood' development in the Great Clacton area is this THREE BEDROOM DETACHED BUNGALOW offered with No Onward Chain. Local shopping amenities at the heart of Great Clacton and at Brook Retail & Country Parks are positioned just over quarter of a mile away with the town centre, sea front and mainline railway station within one and a half miles. An early viewing is advised to appreciate the accommodation on offer.

- Three Bedrooms
- En-Suite Shower Room
- 17' x 15'3 max Lounge
- 10'7 D/Glazed Conservatory
- 14'6 max Kitchen
- Utillity Room
- Three Piece Bathroom Suite
- Garage & Off Street Parking
- No Onward Chain
- EPC Rating TBC & Council Tax D







Offers In Excess Of £330,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes: Sealed unit double glazed entrance door to:

ENTRANCE HALLWAY

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



BEDROOM ONE

16'5 into bay x 11'4

Fitted cupboards over bed space with fitted bedside cabinets. Radiator. Double glazed feature bay window to front. Door to en-suite:





EN-SUITE

9'10 x 2'11

Fitted with a three piece white suite comprises fully tiled walls. Independent shower cubicle. Pedestal wash hand basin. Low level W.C. Extractor fan (not tested).



BEDROOM TWO

11'1 x 10'

Radiator. Double glazed window to front.



BEDROOM THREE

11'1 x 9'6

Radiator. Dado rail. Double glazed window to side.



FAMILY BATHROOM

8'11 x 6'4

Fitted with a three piece white suite comprising corner panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Tiled flooring. Towel radiator. Extractor fan. Double glazed window to side.

KITCHEN

14'6 max x 12'9 max

Kitchen is fitted with a range of white panel laminate fronted units comprising 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. Inset four ring gas hob with extractor hood above. Integrated high level double electric oven. Integrated dish washer. Integrated under counter fridge and freezer. (all appliances not tested) Tile splashbacks. Tiled flooring. Radiator. Double glazed window to rear overlooking garden. Spotlights. Fitted breakfast bar. Door to utility room.







UTILITY ROOM



5'10 max x 5'2 max

Laminated work surface with space below for washing machine and tumble dryer. Wall mounted gas combination boiler serving hot water and central heating systems (not tested). Tiled flooring. Double glazed door to side.

LOUNGE

17' max narrowing 14'6 x 15'3

Dado rail. Feature ornamental fireplace with inset electric fire (not tested). Two radiators. Double glazed double doors with matching windows to conservatory.







CONSERVATORY

10'7 max x10'6 max

Victorian style conservatory with double glazed windows to sides and rear with forted poly carbonate roof. Double glazed double doors to rear garden.



OUTSIDE FRONT

Front garden is mainly block paved providing off street parking with shrub borders. Up and over door to integral garage. Gate giving side pedestrian access to outside rear garden.



OUTSIDE REAR

Mainly laid to paving. Enclosed by panelled fencing. Borders. Double glazed courtesy door to garage.







Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band D ; Payable 2025/2026 £2137.41 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

JE 0725

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.

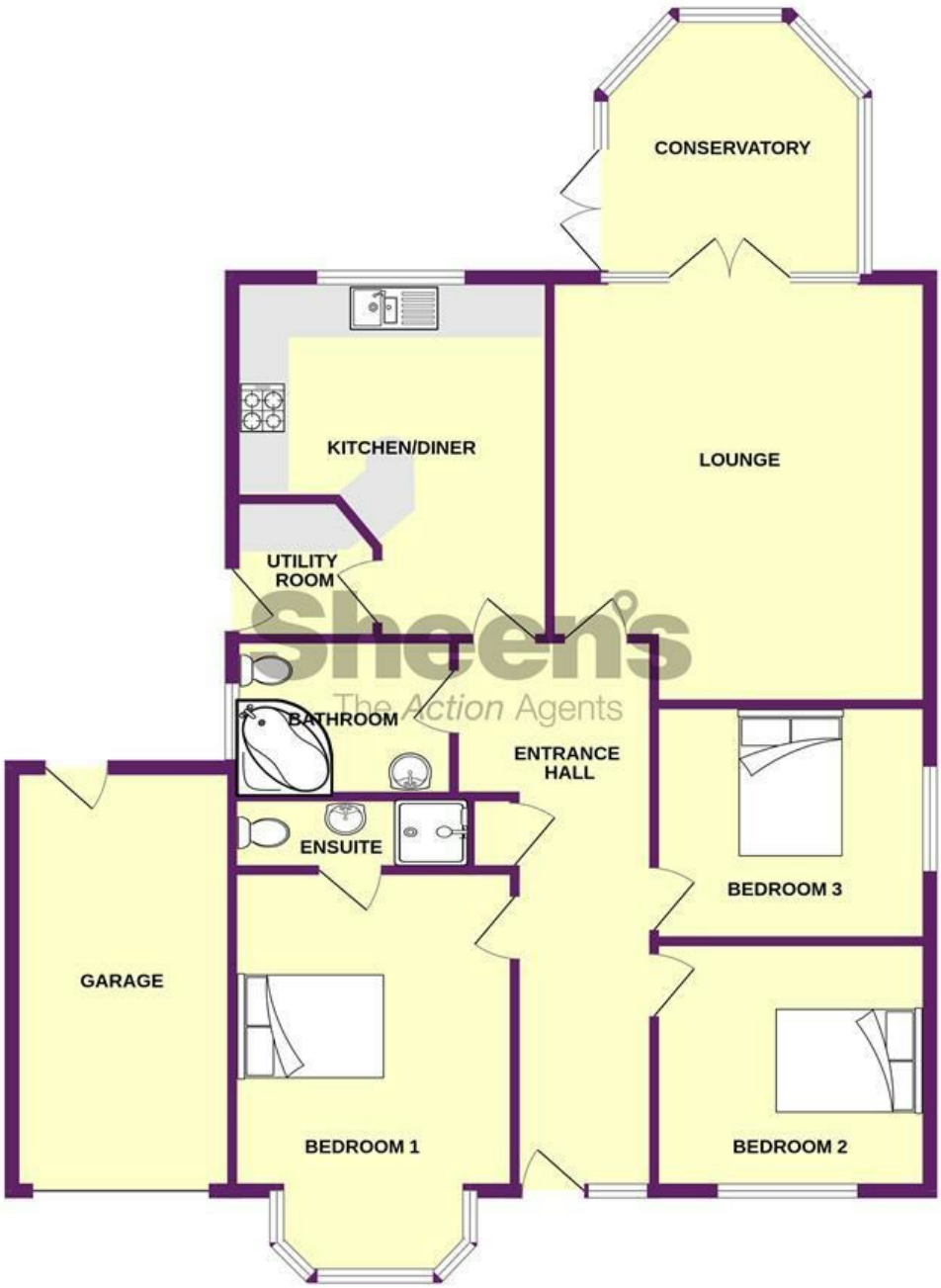
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

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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