



## Cypress Close Great Clacton, CO15 4RG

Sheen's Estate agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. Located in the popular area of Great Clacton. The property is in need of full refurbishment and benefit from off road parking. The property is located approximately 1.3 miles from Clacton-on-Sea's town centre, main railway station and sea front. Internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 17'4 x 11'1 Lounge
- 9'5 x 8'3 Kitchen
- 19'6 x 6'6 Conservatory
- Gas Central Heating (n/t)
- Majority Double Glazed
- Approximately 37' Garden
- Off Road Parking
- No Onward Chain
- EPC Rating D & Council Tax B

Price £220,000 Freehold



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC door leading to entrance hallway

### ENTRANCE HALLWAY

Storage cupboard housing water tank (not tested). Radiator. Door to;

### LOUNGE

17'4 x 11'1

Inset electric feature fireplace with wooden fire surround (not tested). Radiator. Double glazed window to front.



## KITCHEN

9'5 x 8'3

Fitted kitchen suite comprising laminated rolled edge work surface. Inset single drainer. Stainless steel sink unit with mixer tap. Space for cooker with extractor hood above (not tested). Space and plumbing for dishwasher. Space for fridge/freezer. Selection of matching wall units with both cupboards and draws at both eye and floor level. Glazed windows to rear and open access to:



## CONSERVATORY

19'6 x 6'6

Two radiators. Double glazed windows to side and rear as well as double glazed door to side and rear.



## BATHROOM

Three piece white suite comprising low level W.C.. Pedestal hand was sink basin. Panel bath. Majority tiled. Heated towel rail. Double glazed window to side.



## BEDROOM ONE

13'8 x 10'1

Radiator and single glazed window to rear.



## BEDROOM TWO

11'4 x 5'8

Radiator. Double glazed window to front.



## OUTSIDE FRONT

Hard standing area providing off street parking for multiple vehicles with the remainder being laid to lawn.



## OUTSIDE REAR

Measuring approximately 37 foot. Enclosed by panelled fencing. Completely laid to lawn.



## LEAN TO



## 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: 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

## JB 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](http://www.sheens.co.uk).

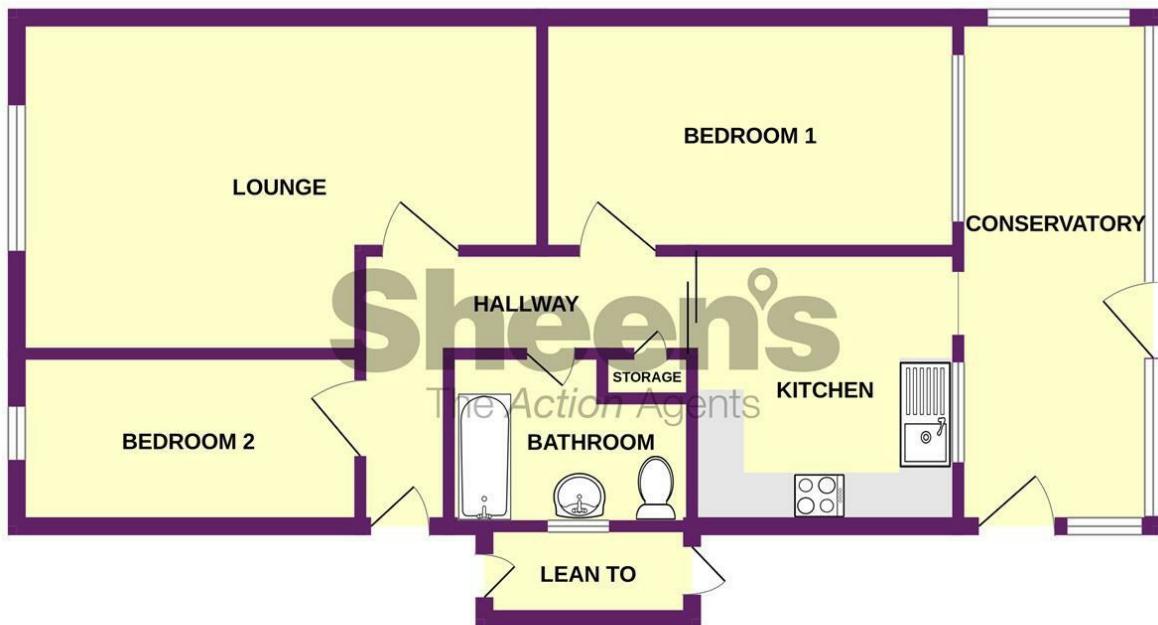
### Particular Disclaimer

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**

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
📞 01255 475444   ✉ clacton@sheens.co.uk   🌐 sheens.co.uk

**Sheen's**  
The Action Agents