



Rowan Close Clacton-On-Sea, CO15 2DB

Situated in a cul-de-sac location on the popular Lake Walk development is this extended TWO BEDROOM SEMI-DETACHED BUNGALOW offered with No Onward Chain. The property is conveniently situated 150 metres from local shopping amenities in Coopers Lane with Clacton's town centre, sea front and mainline railway station around one mile away. An early internal viewing is advised to appreciate the accommodation on offer.

- Two Bedrooms
- 14'2 Kitchen/Breakfast Room
- 15'9 x 9'11 Lounge
- Modern Shower Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- Garage & Off Road Parking
- Approx 48' Rear Garden
- Close To Amenities
- EPC Rating C



Price £220,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Loft access to loft storage (housing gas combination boiler (not tested). Wood effect flooring. Radiator. Two built in storage cupboards. Doors to:



LOUNGE

15'9 x 9'11

Radiator. Double glazed double doors with double glazed side panel windows to rear garden.



KITCHEN

14'2 x 9'9

Fitted with a range of wood effect laminate fronted units. Laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Cooker space. Space and plumbing for washing machine. Fridge/freezer space. Radiator. Tiled splash backs. Built in larder cupboard. Double glazed windows to sides. Double glazed windows and door to rear garden.



ALTERNATE VIEW OF KITCHEN



BEDROOM ONE

11'11 x 9'11

Radiator. Double glazed window to front.



BEDROOM TWO

9'10 x 8'3

Radiator. Double glazed window front.



SHOWER ROOM

Fitted with a modern three piece white suite. Comprises walk in double shower cubicle with glazed shower screen. Concealed cistern low level W.C. Vanity wash hand basin. Fully tiled walls. Tiled flooring. Radiator. Double glazed window to side.



OUTSIDE - FRONT

Front garden is laid to shingle. Hard standing area providing off street parking leading to garage with up and over door. Gate gives side pedestrian access to:



OUTSIDE - REAR

Approx 48' rear garden. Mainly paved. Shrub border with fruit trees. Greenhouse. Timber storage shed. Personal door to garage.



ALTERNATE VIEW OF GARDEN



GARAGE

16'7 x 8'3

Up & over door. Power and light connected.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

JE 0124

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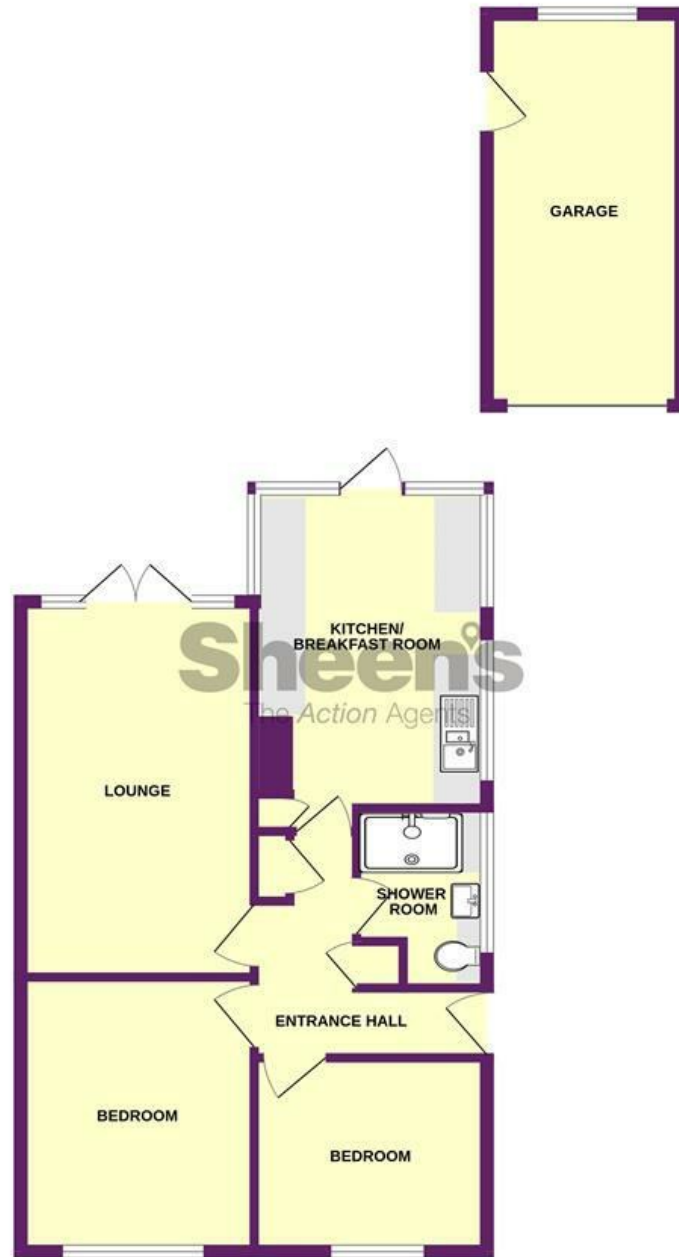
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Particular Disclaimer

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.



GROUND FLOOR



8, ROWAN CLOSE, CLACTON-ON-SEA, ESSEX, CO15 2DB

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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