



## Balmoral Avenue Clacton-On-Sea, CO15 2AJ

\*\*\*IN NEED OF REFURBISHMENT\*\*\*

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW in need of refurbishment. The property benefits from being offered with NO ONWARD CHAIN. The property is a mere 105 metres from Clacton-on-Sea's town centre and mainline railway station with its direct links to London Liverpool Street. The property is positioned approximately 0.75 miles from Martello Bay's stunning beaches in West Clacton. An internal inspection is highly advised.

- Two Bedrooms
- 10'6 x 9'8 Kitchen
- 11'7 x 10'8 Lounge
- 6'7 x 5'8 Bathroom
- Fully Double Glazed
- Gas Central Heating (n/t)
- Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating TBC



**Price £190,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALL

Radiator. Doors to:

### LOUNGE

11'7 x 10'8

Radiator. Double glazed bay window to front.



## KITCHEN

10'6 x 9'8

Single drainer sink unit. Gas combination boiler. (All appliances not tested). Marble effect square edge work surfaces. Storage cupboard. Double glazed window to rear. Radiator. Double glazed door to garden.



## BATHROOM

6'7 x 5'6

Three piece suite comprising High level W.C. Wash hand sink basin. Panelled bath. Loft access. Double glazed window to side.



**BEDROOM ONE**

11'5 x 10'8

Radiator. Double glazed window to rear.



**BEDROOM TWO**

9'8 x 8'1

Radiator. Double glazed window to front.



## OUTSIDE REAR

Hard standing area enclosed by part brick wall (please note this was previously the base for a conservatory). Paved patio area leading to side access both sides. with the remainder being laid to lawn. Four wooden storage sheds. Enclosed by panelled fencing.



## OUTSIDE FRONT

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



## 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:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (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:

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.

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## JB 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  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 470 sq.ft. (43.7 sq.m.) approx.

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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**Sheen's**  
The Action Agents

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