

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



## Drakes Approach Clacton-On-Sea, CO15 2PX

Sheen's Estate Agents are pleased to offer this TWO BEDROOM DETACHED BUNGALOW located on a CORNER PLOT being offered with NO ONWARD CHAIN. The property benefits from having OFF STREET PARKING located to the rear of the property. Local shopping amenities at Tudor Parade are around a quarter of a mile away with Clacton's town centre and mainline railway station positioned within one and three quarter miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 16'1 x 10'5 Lounge
- 13'7 x 13'1 Kitchen
- Gas Central Heating (n/t)
- En-Suite & Sitting Room
- Garage & Summer House
- Off Street Parking
- Wrap Around Garden
- No Onward Chain
- EPC Rating TBC & Council Tax Band C



**Price £255,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

#### ENTRANCE HALL

Entrance door with doors to;



**LOUNGE**

16'1 x 10'5

Fire places (not tested). Radiator. Double glazed window to front.



## KITCHEN

13'7 x 13'1

Fitted with a range of cream fronted panelled units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset sink unit with mixer tap. Space and plumbing for washing machine. Space for cooker. Space for fridge/freezer. Storage cupboard housing gas combination boiler. Lean to with doors leading to outside rear.



## SITTING ROOM

11'4 x 9'1

Electric fire place (not tested). Radiator. Double glazed window to side. Doors to Bedroom Two,



## BEDROOM ONE

12'1 x 10'5

Radiator. Double glazed window to side.



## BEDROOM TWO

8'10 x 8'6

Radiator. Double glazed window to side. Doors to En-suite. Doors leading to outside rear.



### EN-SUITE

Low Level W/C. Wall mounted hand wash basin. Corner shower cubical with wall mounted shower attachment (not tested).



### SHOWER ROOM

Low Level W/C. Vanity hand wash basin. Corner shower cubical with wall mounted shower attachment (not tested). Radiator. Double glazed window to side.



**OUTSIDE FRONT**

Hard paved area providing off street parking. Mostly laid to lawn enclosed by small picket fence.



## OUTSIDE REAR

Artificial lawn. Garage with electric (not tested). Summer house with electric (not tested). Side pedestrian gate. Enclosed by panelled fencing.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band - C ; Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Mains

(Sewerage Type): Mains Drainage

(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.

## EH 05/26

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.

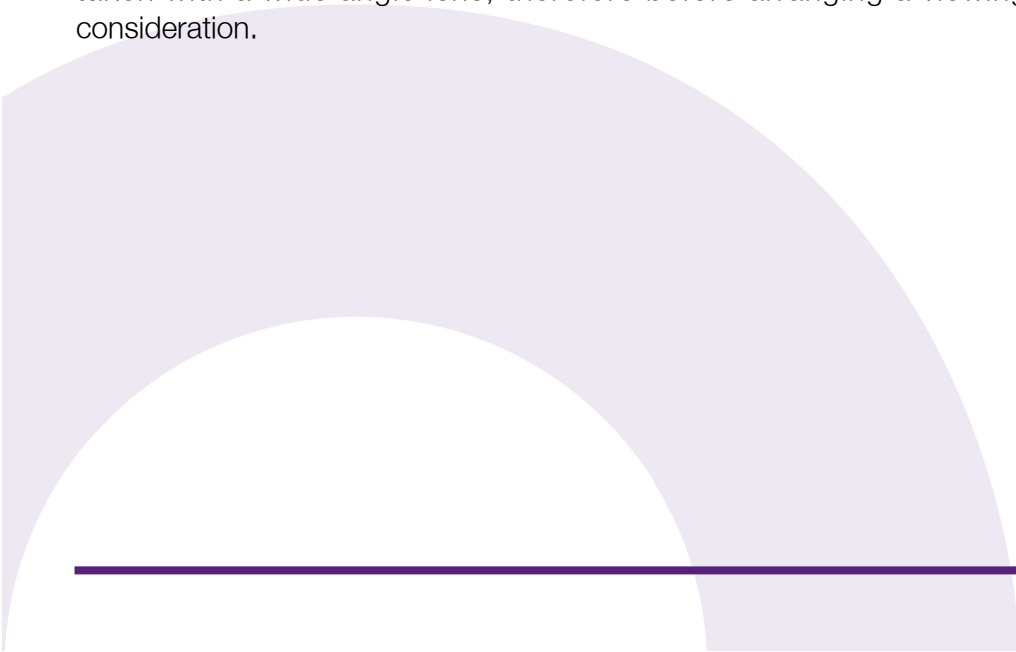
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

## 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.



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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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