



## Stoke Ash Close Clacton-On-Sea, CO16 7LN

Situated at the end of a cul-de-sac on the popular 'Grange Park' development in the Essex coastal town of Clacton-on-Sea is this TWO BEDROOM DETACHED BUNGALOW. The property benefits from a spacious plot and includes a Garage along with plenty of Off Street Parking. Clacton's town centre, sea front and mainline railway station are positioned around three and a quarter miles away. An early internal inspection is advised to appreciate the accommodation on offer and the great opportunity to make it your own.

- Two Bedrooms
- 15'10 x 11' max Lounge
- 11' Double Glazed Conservatory
- 10'8 x 9'1 Fitted Kitchen
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Front & Rear Gardens
- Garage & Off Street Parking
- No Onward Chain
- EPC Rating D & Council Tax C



**Price £220,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Multi panelled glazed entrance door to entrance porch.

### ENTRANCE PORCH

6'6 x 3'3

Part brick built with windows to front and side. Further multi panelled glazed entrance door to entrance hallway.



### ENTRANCE HALLWAY

Built in airing cupboard with hot water cylinder (not tested). Dado rail. Radiator. Loft access. Doors to:



## BEDROOM ONE

12'3 max x 9'9

Fitted wardrobes with cupboards above. Radiator. Double glazed oriel box bay window to front.



## BEDROOM TWO

10'4 x 8'8

Radiator. Double glazed window to front.



## BATHROOM

7' x 5'7

Fitted with a three piece suite comprises panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Radiator. Double glazed window to side.



## KITCHEN

10'8 x 9'1

Fitted with a range of medium oak veneer panel fronted units comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Cooker space. Space and plumbing for washing machine. Under counter fridge space. Wall mounted gas boiler (not tested). Fully tiled walls. Tile effect flooring. Radiator. Double glazed window to rear.



## LOUNGE

15'10 max x 11'

Radiator. Double glazed sliding patio doors to conservatory.



## ALTERNATE VIEW OF LOUNGE



## CONSERVATORY

Part brick built with double glazed windows to sides and rear. Polycarbonate roof. Double glazed sliding patio doors to rear garden.



## OUTSIDE FRONT

The property is accessed via a shared hard standing driveway which leads to private hard standing driveway providing off street parking for numerous vehicles. Detached garage with up and over door and power and light connected. (16'11 X 9'1). Front garden is mainly laid to lawn with mature flower and shrub borders. Gates to either side of the property leading to the outside rear.



## OUTSIDE REAR

Outside rear garden is mainly laid to lawn with an array of mature flower and shrub borders. Hard standing patio areas. Enclosed by panelled fencing. Personal door to garage.



## ALTERNATE VIEW OF GARDEN

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### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2025/2026 £1899.92 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

### JE 09/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

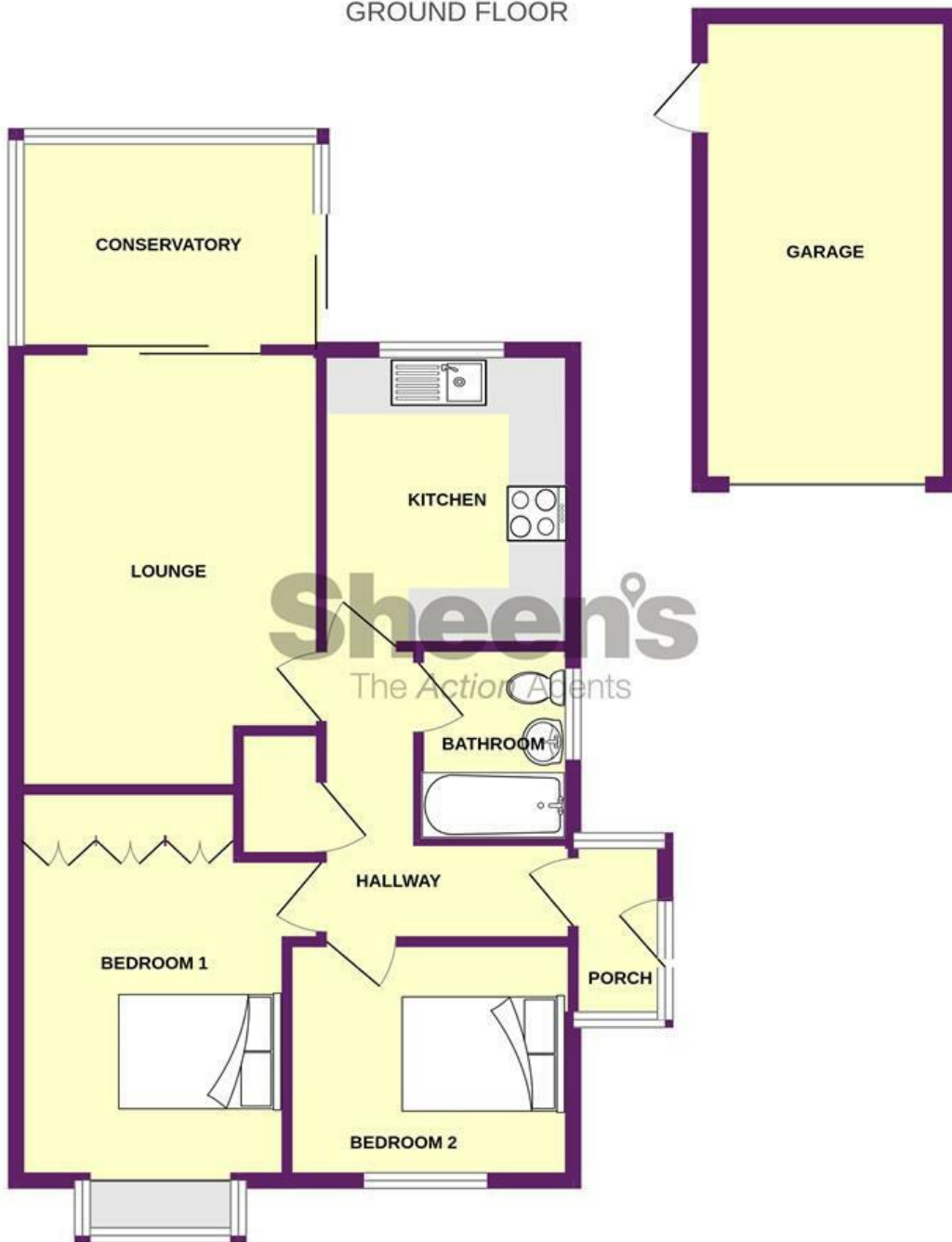
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### Particular Disclaimer

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



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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