



## Battisford Drive Clacton-On-Sea, CO16 7LD

Sheen's Estate Agents are pleased to offer this FREEHOLD ONE BEDROOM MID-TERRACED BUNGALOW. This property benefits from being sold with NO ONWARD CHAIN. The property is situated within two miles of Clacton's town, centre, sea front and mainline railway station. A viewing is highly advised to appreciate the accommodation this property has to offer.

- One Bedroom
- 13 x 12'8 Lounge
- 9'10 x 7'10 Kitchen
- Electric Storage Heating (n/t)
- Shower Room
- Mainly Double Glazed
- No Onward Chain
- EPC Rating D
- Council Tax Band A

**Price £189,999 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

### ENTANCE HALL

Entrance door. Storage cupboards. Doors leading to;



### LOUNGE

13 x 12'8

Storage heater. Double glazed window to front.



## KITCHEN

9'10 x 7'10

Fitted with a range of white gloss fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Integrated electric oven. Four ring electric hob. Inset sink unit with mixer tap. Space and plumbing for washing machine. Doors leading to outside rear.



## BEDROOM

12'11 x 9'10

Storage Heater. Built in wardrobes. Double glazed window to rear.



## SHOWER ROOM

Low level W/C. Walk in shower cubical with wall mounted shower attachment. Vanity hand wash basin with mixer tap. Heated towel rail.



## OUTSIDE REAR

Hard paved patio garden. Storage shed. Enclosed by panelled fencing.



## OUTSIDE FRONT

Hard paved patio path leading up to entrance door.



## EH 09/26

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).

## Material Information (Freehold Property)

Tenure:

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

Any Additional Property Charges:

Services Connected: (Gas): (Electricity): (Water): (Sewerage Type): (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

## 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  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 532 sq.ft. (49.4 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

