



Jameson Road Clacton-On-Sea, CO15 2AN

***** GUIDE PRICE £210,000 - £225,000 ***** Situated in this non-estate position, Sheen's are pleased to offer for sale this TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is in need of modernisation and is being offered with the added benefit of NO ONWARD CHAIN. Clacton-on-Sea's town centre and seafront are located approximately one and a half miles away.

- Two Bedrooms
- 16' x 11' Lounge
- 11'9 Kitchen
- 10'2 Conservatory
- Double Glazed Windows
- Gas Central Heated
- Off Street Parking
- No Onward Chain
- Council Tax Band C
- EPC Rating C

Guide Price £210,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALLWAY

Loft access. Doors to;

BEDROOM ONE

13'1 into bay x 11'

Double glazed bay window to side. Radiator, Selection of fitted bedroom furniture.



LOUNGE

16' x 11'1

Radiators. Gas fireplace with timber surround (not tested). Double glazed window to side. Double glazed sliding door leading to;

CONSERVATORY

10'2 x 7'4

Brick based conservatory. Radiator. Double glazed windows to three aspects. Double glazed doors leading to Garden from both side aspects.



BEDROOM TWO

11'1 x 11'

Double glazed window to rear. Radiator. Airing cupboard. Fitted wardrobes.



KITCHEN

11'9 x 7'3

Comprises; Laminated rolled edge work surfaces with inset single drainer sink unit. Inset electric hob. Built in waist oven and grill. All appliances not tested. Selection of matching units at both eye and floor level. Wall mounted gas boiler (not tested). Radiator. Fully tiled walls. Double glazed windows to front and side. Double glazed door to side.



WET ROOM

White suite comprising; Low level W.C. Wall mounted hand wash basin. Wall mounted electric shower (not tested). Fully tiled walls. Radiator. Double glazed window to side.



OUTSIDE - REAR

Low maintenance garden being patio paved and enclosed by panelled fencing. Gate giving access to front. Driveway - with access located off of Coopers Lane and gate via double gates providing off street parking leading to timber storage shed.



OUTSIDE - FRONT

Shingle front garden. Side pedestrian access to both sides providing access to rear garden.



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ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Material Information (Freehold Property)

Tenure: B

Council Tax Band: Freehold

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

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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