



## Gilders Way Clacton-On-Sea, CO16 8UB

Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED HOUSE located on the popular 'Peter Bruff' development. The property is located within half a mile of Bockings Elm shopping parade and is within one and a half miles of Clacton-on-Sea's town centre, seafront and mainline railway station. It is in the valuer's opinion that an early internal inspection is highly recommended to appreciate the accommodation on offer.

- Three Bedrooms
- 14'2 x 11'3 Lounge
- 10'5 x 8'9 Kitchen
- 9'3 x 9'1 Dining Room
- 9'9 x 8'4 Conservatory
- Ground Floor Cloakroom
- Garage & Off Road Parking
- Gas Central Heating (n/t)
- Council Tax Band C
- EPC Rating E

Price £265,000 Freehold



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

### ENTRANCE HALLWAY

Stair flight to first floor. Radiator. Under stairs storage cupboard.

Door to:



### LOUNGE

14'2 x 11'3

Radiator. Double glazed window to front. Open access to dining room.



## DINING ROOM

9'1 x 9'3

Radiator. UPVC Double glazed French style doors leading to:



## CONSERVATORY

9'9 x 8'4

Radiator. Double glazed windows to sides and rear. UPVC Double glazed French style doors leading to the rear garden.



## KITCHEN

10'5 x 8'9

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset one and half bowl single drainer sink unit with stainless steel mixer tap. Selection of matching wall units with cupboards and drawers at both eye and floor level. Space and plumbing for washing machine. Space for cooker with extractor hood above (not tested). Space for dishwasher. Space for fridge and freezer. Double glazed window to rear. UPVC Double glazed door leading to the rear garden.



## GROUND FLOOR CLOAKROOM

Two piece suite comprising a low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Fully tiled. Radiator. Double glazed window to front.



## FIRST FLOOR LANDING

Airing cupboard. Loft access. Double glazed window to side. Door to:

## BEDROOM ONE

13' x 9'9

Radiator. Double glazed window to front.



## BEDROOM TWO

10' x 9'3

Radiator. Double glazed window to rear.



## BEDROOM THREE

8'7 x 7'9

Radiator. Double glazed window to front.



## BATHROOM

Three piece white suite comprising low level W.C. Pedestal hand wash sink basin. Panelled bath with wall mounted shower attachment above. Fully tiled. Radiator. Double glazed window to rear.



## OUTSIDE FRONT

Hard standing area which provides off street parking for multiple vehicles. Side pedestrian access leading to outside rear. Access to:



## SINGLE GARAGE

up and over door.

## OUTSIDE REAR

Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing. Side pedestrian access to outside front.



## 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: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

## BA 11/25

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

GROUND FLOOR

1ST FLOOR



GILDERS WAY

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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