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Sheen's
The *Action* Agents



Sherwood Drive
Great Clacton, CO15 4EB

GUIDE PRICE £365,000-£375,000 Located in the popular 'Robin Hood' development, Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW. The bungalow benefits from having OFF STREET PARKING. The property is situated approximately 500 metres from Clacton-on-Sea's Brook Retail and Country Park. The property is within 1 mile of Clacton-on-Sea's mainline railway station, town centre and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 13'11 x 13'7 Lounge
- 13'11 x 8'9 Kitchen
- 7'7 x 6'10 Bathroom
- 19'9 x 10'7 Conservatory
- 9'10 x 8'1 Office Room
- Gas Central Heating (n/t)
- Off Street Parking
- Council Tax Band D
- EPC Rating D







Guide Price £365,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

ENTRANCE HALL

Radiator. Loft access. Cupboard housing water tank. Opening to:



LOUNGE

13'11 x 13'7

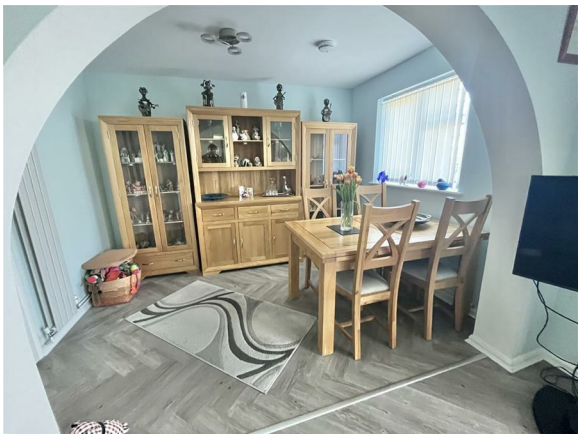
Radiator. Double glazed sliding door to conservatory. Opening to:



DINING AREA

10'11 x 7'10

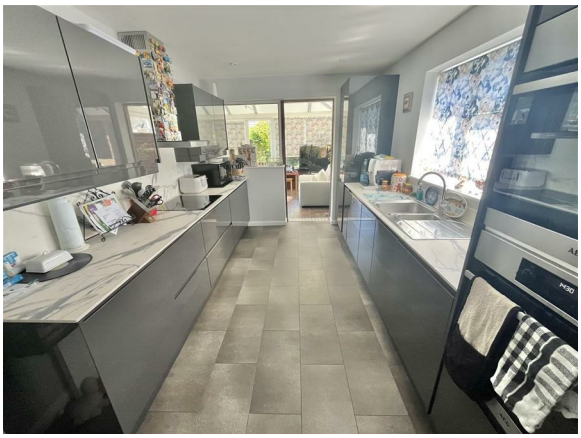
Radiator. Double glazed window to rear.



KITCHEN

13'11 x 8'9

Fitted kitchen suite comprising marble effect square edge work surfaces with Charcoal Grey wall mounted cabinets with cupboards and drawers below. Inset fridge freezer. Inset induction hob with extractor hood above. Inset one and a half bowl stainless steel sink unit with mixer tap. Cupboard housing gas combination boiler. Inset oven. Inset dishwasher. Inset dryer (all appliances not tested). Double glazed window to side. Door to conservatory.



CONSERVATORY

19'9 x 10'7

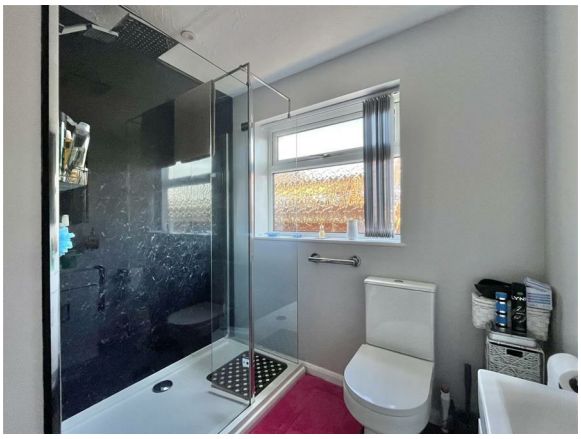
Double glazed windows to both sides and rear. Radiator. Double glazed double doors to garden.



SHOWER ROOM

7'7 max x 6'10

Three piece suite comprising low level W.C. Step in double shower cubicle. Vanity wash hand sink basin with cupboards below. Heated towel rail. Double glazed window to side.



SEPERATE W.C.

4'11 x 2'11

Low level W.C. Heated towel rail. Double glazed window to side.



BEDROOM ONE

12'8 x 9'8

Radiator. Double glazed window to front and side.



BEDROOM TWO

14' max x 10'6

Radiator. Double glazed window to front.



BEDROOM THREE

9'6 x 9'6

Radiator. Double glazed window to side.



OFFICE

9'10 x 8'1



GARAGE SPACE

8'3 x 6'9

Up and over door.

OUTSIDE REAR

Paved patio area leading to the side access. Partly laid to lawn. Storage shed. Enclosed by brick and panelled fencing.



OUTSIDE FRONT

Fully paved patio area providing off street parking for multiple vehicles.



Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band D ; Payable 2026/2027 £2225.97 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains
(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.

JB 04/26

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.

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

Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be

obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

GROUND FLOOR
1246 sq.ft. (115.7 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 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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