

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents

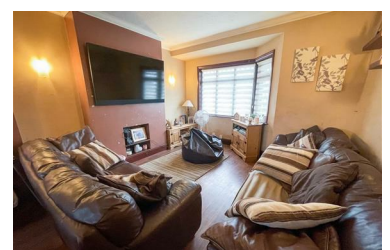


## Kingwell Avenue Clacton-On-Sea, CO15 3PD

Located in this established non-estate location in the Essex coastal town of Clacton-on-Sea is this THREE BEDROOM END-TERRACED HOUSE. The property is conveniently situated around half a mile from Clacton's mainline railway station with its direct links to London Liverpool Street. Clacton's town centre and regenerated sea front are also around one mile away.

- Three Bedrooms
- 22'3 max Lounge/Diner
- 9' x 7'10 Fitted Kitchen
- 9' x 7'6 Utility Room
- Gas Central Heating (/t)
- Modern Three Piece Bathroom
- Fully Double Glazed
- Approx 60' Rear Garden
- Non Estate Location
- EPC Rating C

**Price £225,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALLWAY

Radiator. Stair flight to first floor. Door to:



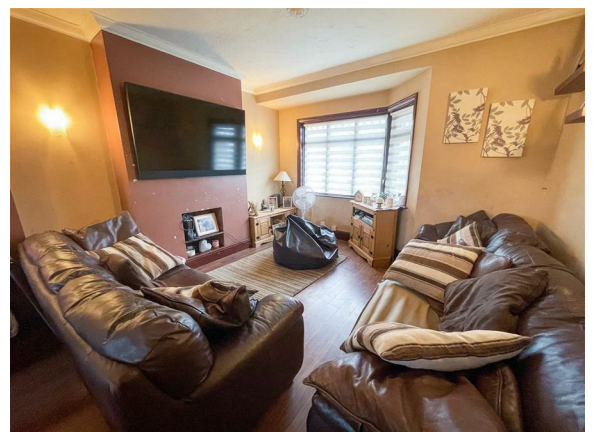
### LOUNGE/DINER

22'3 max x 12'3

Radiator. Wood effect laminate flooring. Double glazed bay window to front. Double glazed window and door to Utility Room. Access to Kitchen.



### LOUNGE AREA VIEW



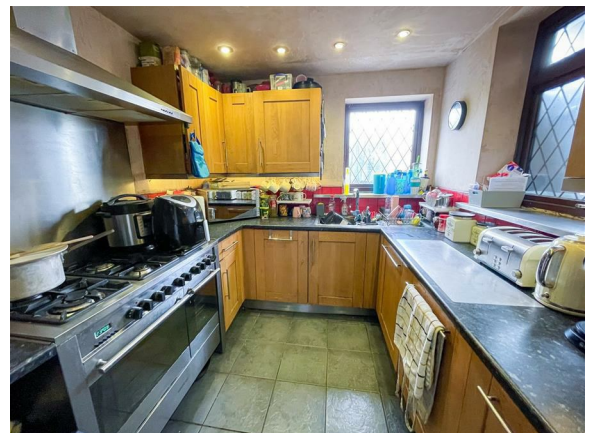
## DINING AREA VIEW



## KITCHEN

9' x 7'10

Fitted with a range of wood panel effect shaker style fronted units. Granite effect laminate rolled edge work surfaces. Cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Range cooker space with stainless steel extractor hood above. Integrated dishwasher, under counter fridge and freezer (all appliances not tested). Tiled flooring. Tiled splash backs. Under stairs storage cupboard. Double glazed window to side and rear.



## UTILITY ROOM

9 x 7'6

Granite effect rolled edge work surfaces with space under for washing machine, tumble dryer and additional fridge. Tiled flooring. Two velux windows. Double glazed window to door to rear garden.



### FIRST FLOOR LANDING

Double glazed window to side. Loft access. Doors to:



### BEDROOM ONE

12'4 max x 10'3

Radiator. Double glazed bay window to front.



### BEDROOM TWO

10'3 x 10' max

Bespoke fitted bunk beds. Radiator. Double glazed window to rear.



### BEDROOM THREE

6'11 x 5'3

Bespoke raised cabin bed. Radiator. Double glazed window to front.



### BATHROOM

Fitted with a modern white suite. Comprises 'P' shaped panel bath with mixer tap, shower attachment and glazed shower screen. Vanity wash hand basin with cupboards below. Concealed cistern low level W.C. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Double glazed window to rear.



### OUTSIDE - FRONT

Small enclosed front garden laid to slate shingle and enclosed by part brick wall and wooden gate. Shared side pedestrian gate with access to side alley with further gate leading to rear garden.



## OUTSIDE - REAR

Approx 60' rear garden. Wooden decked patio area. Remainder laid to lawn. Enclosed by panel fencing. Storage shed with power and light connected.



## JE 0922

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; £50 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: Freehold Council Tax Band: B Any Additional Property Charges: No

Services Connected:

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

Non-Standard Property Features To Note: No

## Particular Disclaimer

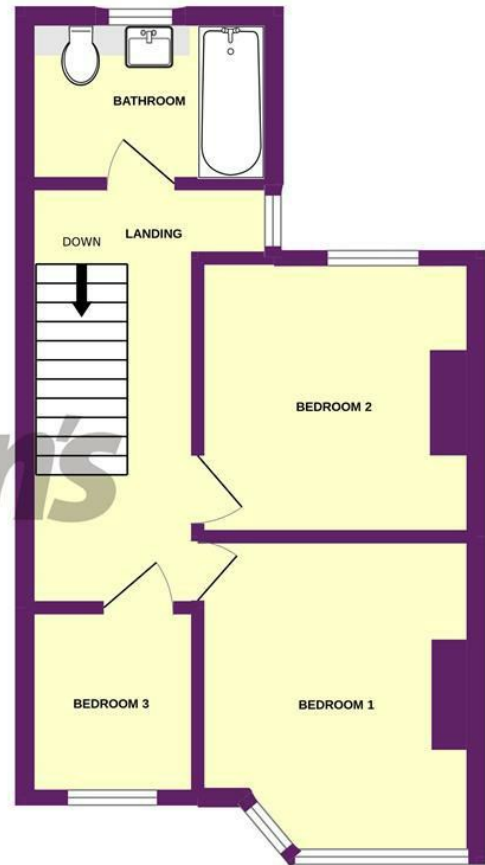
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GROUND FLOOR



1ST 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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