



## Sycamore Way Clacton-On-Sea, CO15 2BH

This THREE BEDROOM END-TERRACED HOUSE is being sold with a tenant in situ and offering a 6.42% Yield at the current asking price. The property is located around one mile away from Clacton-on-Sea's town centre, sea front and mainline railway station. An early inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 17' x 11' Lounge
- 13'6 x 7'6 Kitchen
- Three Piece Bathroom Suite
- Electric Heating (n/t)
- Garage & Off Street Parking
- Tenant In Situ
- 6.42% Yield
- EPC Rating E



**Price £210,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE PORCH

Wooden glazed door to;

### ENTRANCE HALLWAY

Stairflight to first floor. Electric radiator. Door providing access to garage. Door to;

### KITCHEN

13'6 x 7'6

Fitted kitchen suite comprising: Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with mixer tap. Selection of matching wall units with cupboards and drawers at both eye and floor level. Space for cooker. Tiled splash backs. Glazed window to front. Open access to;





## LOUNGE

17' x 11'

Door leading to rear garden. Electric radiator. Double glazed windows to rear.



## FIRST FLOOR LANDING

Loft access. Wall mounted storage heater. Door to;

## BEDROOM ONE

12' x 10'

Electric radiator. Double glazed window to front.



## BEDROOM TWO

11' x 9'7"

Electric radiator. Double glazed window to rear.



### BEDROOM THREE

8' x 7'

Storage cupboard housing hot water cylinder. Electric radiator. Double glazed window to rear.



### BATHROOM

Three piece white suite comprising low level WC. Pedestal hand wash sink basin. Panelled bath with wall mounted shower head attachment above. Double glazed window to front. Part tiled.



### OUTSIDE - FRONT

Hard standing area providing off street parking. Patio paved path leading to front door. Remainder being laid to lawn. Access to garage.



### OUTSIDE - REAR

Measuring approximately 25', the rear garden is mainly laid to lawn and enclosed by panelled fencing.



### BA 0822

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.

### 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.

### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges: No

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

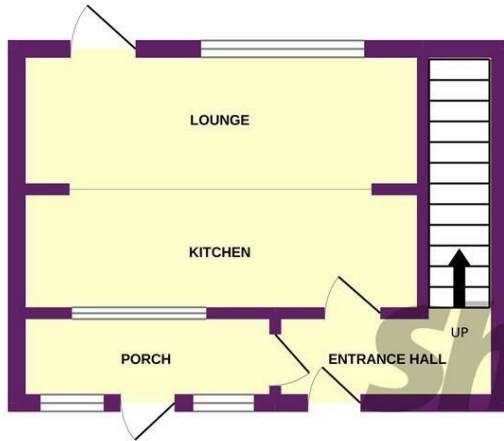
(Sewerage Type): Mains

(Telephone & Broadband): TBC

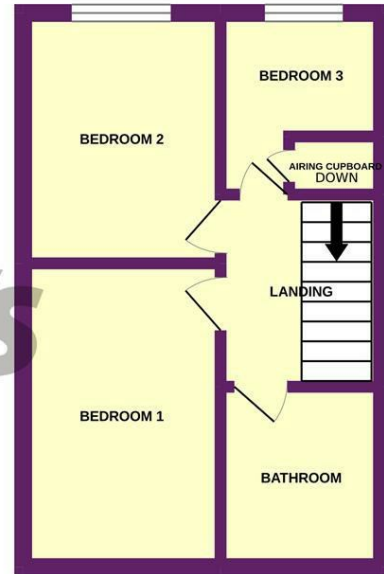
Non-Standard Property Features To Note: None

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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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