



St. Andrews Road Clacton-on-sea, CO15 3AS

Located in this established non-estate position on the fringes of Clacton's town centre, is this FOUR BEDROOM DETACHED HOUSE offered with No Onward Chain. Clacton's mainline railway station is within quarter of a mile and Clacton's sea front half a mile away. The property has undergone a programme of refurbishment over recent years by the current vendor and an early internal inspection is advised to appreciate the accommodation on offer.

- Four Bedrooms
- Two Reception Rooms
- 16'3 Kitchen/Breakfast Room
- Ground Floor W.C.
- Gas Central Heating (n/t)
- Fully Double Glazed
- Approx. 53' Rear Garden
- No Onward Chain
- Council Tax Band C
- EPC Rating E

Price £325,000 Freehold



The Accommodation comprises with Approximate Room Sizes:-

Double glazed entrance door to:

ENTRANCE HALL

Stair flight to First Floor with built in under stairs storage cupboard. Additional built in cupboard. Wood effect flooring. Radiator. Open access to Kitchen and Doors to:



GROUND FLOOR W.C.

Fitted with a modern white suite. Comprises low level W.C. Vanity wash hand basin. Chrome effect heated towel rail. Fully tiled walls. Tiled flooring. Double glazed window to side.



LOUNGE

13'6 into bay x 11'10

Feature fireplace with inset electric fire (not tested). Radiator. Sealed unit double glazed bow window to front.



DINING ROOM

12'5 x 9'8 max

Radiator. Sealed unit double glazed window to rear.



KITCHEN/BREAKFAST ROOM

16'3 x 13'4 nar 10'7

Fitted with a range of white grove panel laminated fronted units. Black speckled laminated rolled edge work surfaces with cupboards, drawers & storage space under. Range of matching eye level cabinets. Tall fridge/freezer space. Space & plumbing for automatic washing machine. Inset single drainer stainless steel sink unit with mixer tap. Stainless steel effect electric oven with four ring gas hob and stainless steel extractor hood above (appliances not tested). Tiled splashbacks. Tiled flooring. Cupboard concealing wall mounted gas combination boiler (not tested). Tall designer radiator. Sealed unit double glazed bay incorporating double doors to garden. Sealed unit double glazed window to rear overlooking garden.



ALTERNATE VIEW OF KITCHEN/BREAKFAST ROOM



FIRST FLOOR SPLIT LEVEL LANDING

Loft access. Stairflight to Second Floor. Radiator. Doors to:



BEDROOM TWO

15'7 max x 11'3

Radiator. Feature cast iron fireplace. Two sealed unit double glazed windows to front.



BEDROOM THREE

12'5 x 9'8 max

Feature cast iron fireplace. Radiator. Sealed unit double glazed window to rear.



BEDROOM FOUR

10'5 x 6'10 max

Radiator. Sealed unit double glazed window to side.



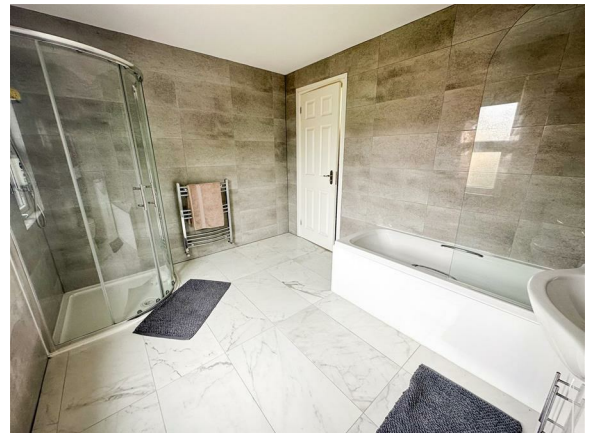
BATHROOM

10'7 x 8'8

Fitted with a modern four piece suite. Comprises panel bath with mixer tap and shower attachment with glazed shower screen. Independent shower cubicle. Vanity wash hand basin with cupboards below. Low level WC. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Sealed unit double glazed window to rear.



ALTERNATE VIEW OF BATHROOM



SECOND FLOOR LANDING

Double glazed window to rear. Eaves storage cupboard. Door to:



BEDROOM ONE

15'9" x 15'7" max

Part sloping ceiling. Built in eaves storage cupboards. Radiator. Sealed unit double glazed window to side.



OUTSIDE - FRONT

Small front garden laid to concrete. Gate giving side pedestrian access to:



OUTSIDE - REAR

Approximately 53' garden. Mainly laid to lawn with flower and shrub borders. Hardstanding patio area. Enclosed by panelled fencing.



ALTERNATE VIEW OF GARDEN



JE 0723

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: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Cable & Broadband): Yes

Non-Standard Property Features To Note: No

Particular Disclaimer

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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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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