



Coppins Road Clacton-On-Sea, CO15 3LB

Guide Price: £325,000 - £350,000 Having undergone extensive modernisation and refurbishment over recent years, this **THREE DOUBLE BEDROOM DETACHED CHALET STYLE BUNGALOW** is located in the popular Essex coastal town of Clacton-on-Sea. The property has the benefit of two en-suite bathrooms to the two first floor double bedrooms, along with an additional bathroom next to the ground floor double bedroom. It is in the valuers opinion that the property is present in immaculate condition and an early internal inspection is highly recommended to appreciate the accommodation and gardens on offer.

- **Three Double Bedrooms**
- **Two En-Suite' Bath/Shower Rooms**
- **22'1 Lounge/Diner**
- **15'4 Modern Fitted Kitchen**
- **10'3 x 5'6 Utility Room**
- **Fully Double Glazed**
- **Gas Central Heating (n/t)**
- **Approximately 80' Rear Garden**
- **Council Tax Band C**
- **EPC Rating C**



Guide Price £325,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door to:

ENTRANCE PORCH

Sealed unit double glazed windows to sides and front. Wood effect flooring. Under floor heating (not tested). Door to:



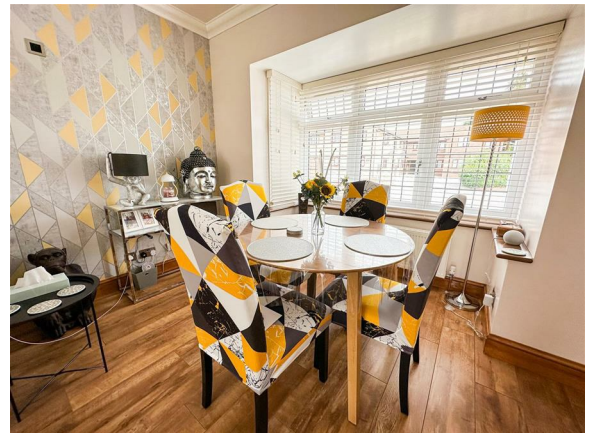
LOUNGE/DINER

22'1 x 15'2 max nar 11'5

Wood effect panel flooring. Sunken spot lights. Two radiators. Sealed unit double glazed bay window to front. Sealed unit double glazed double doors to rear garden. Open access to inner lobby. Door to utility room. Open access to Kitchen. Stair flight to first floor



ALTERNATE LOUNGE/DINER VIEW



KITCHEN

15'4 x 7'1

Fitted with a range of antique white gloss laminated fronted units. Granite effect square edge work surfaces with cupboards and drawers below. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Range cooker space with part glazed extractor hood above. Space and plumbing for dishwasher. Tall fridge and freezer space. Breakfast bar. Wood effect panel flooring. Sunken spot lights. Tiled splash backs. Radiator. Two sealed unit double glazed windows to rear.



UTILITY ROOM

10'1 x 5'6

Fitted with a range of antique white high gloss laminate fronted units. Granite effect square edge work surfaces with space and plumbing below for washing machine and tumble dryer. Range of matching wall units. Tiled splash backs. Radiator. Wood effect panel flooring. Sealed unit double glazed window to side.



INNER LOBBY

Wood effect panel flooring. Under stairs storage cupboard. Radiator. Doors to:

BEDROOM ONE

13'2 into bay x 11'8

Fitted wardrobes with storage cupboards above. Sunken spot lights. Wood effect panel flooring. Radiator. Sealed unit double glazed bay window to front.



FAMILY BATHROOM

Fitted with a modern three piece white suite. Comprises panel bath with mixer tap and shower attachment. Folding glazed shower screen with integrated shower unit above. Extractor fan (not tested). Low level WC. Vanity hand wash basin with cupboards below. Tiled flooring. Heated towel rail. Double glazed window to side.

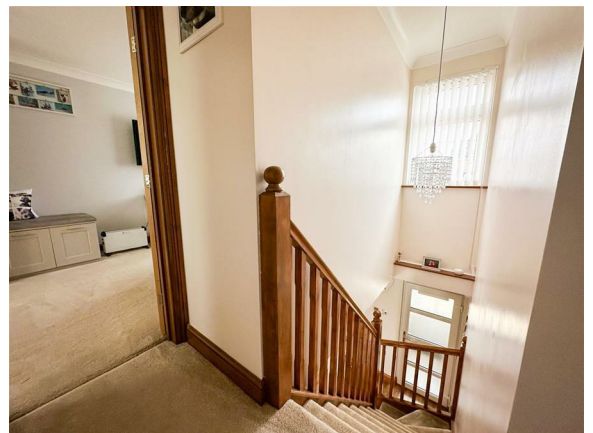


STAIR FLIGHT TO FIRST FLOOR



FIRST FLOOR LANDING

Double glazed window to front. Doors to:



BEDROOM TWO

19'3 x 10'11 nar 8'7

Two radiators. Fitted with a range of bedroom furniture including fitted wardrobes. Sealed unit double glazed windows to front and rear. Door to En-Suite Bathroom.



ALTERNATE VIEW OF BEDROOM TWO



EN-SUITE BATHROOM

Fitted with a modern three piece white suite. Comprises panel bath with mixer tap and wall mounted electric shower unit over (not tested). Folding glazed shower screen. Fully tiled walls. Tiled flooring. Vanity wash hand basin. Low level WC. Feature towel radiator. Sealed unit double glazed window to rear.



BEDROOM THREE

Two radiators. Sealed unit double glazed windows to front and rear. Door to En-Suite Shower Room.



ALTERNATE VIEW OF BEDROOM THREE



EN-SUITE SHOWER ROOM

Fitted with a modern three piece white suite. Comprises independent shower cubicle. Low level WC. Vanity hand wash basin. Radiator. Fully tiled walls. Tiled flooring with under floor heating. Extractor fan (not tested). Sealed unit double glazed window to rear.



OUTSIDE - FRONT

Mainly shingled providing off street parking. Additional parking area cover by modern style car port. Flower and shrub borders. Gate giving side pedestrian access to rear garden.



OUTSIDE - REAR

80'

Approx 80' landscaped rear garden. Laid to lawn. Stone paved patio area. Slate shingles areas with borders. Additional wooden decked area with wooden pergola. Summer House & timber storage shed to remain. Enclosed by panel fencing.



ALTERNATE VIEW OF GARDEN



SUMMER HOUSE & STORAGE SHED



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 drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

Anti-Money Laundering

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.

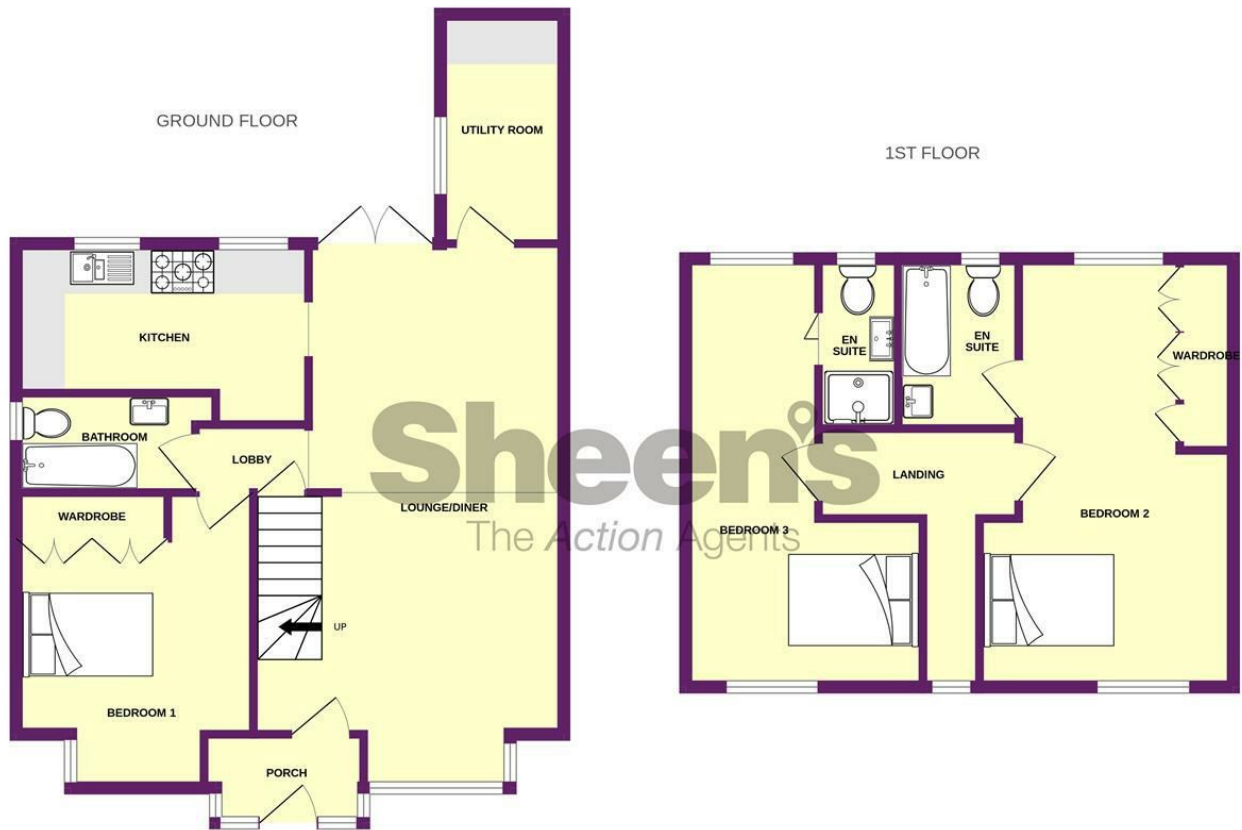
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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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.

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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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