



Cambridge Road Clacton-On-Sea, CO15 3QJ

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM MID-TERRACED HOUSE being situated on the fringes of Clacton-on-Sea's town centre. Clacton-on-Sea's mainline railway station is positioned within quarter of a mile with Clacton's sea front three quarters of a mile away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 12'3 x 11'3 Lounge
- 12'3 x 9'9 Dining Room
- 10'9 x 6'2 Kitchen
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Fully Double Glazed
- Approximately 60' Rear Garden
- Close To Local Amenities
- EPC Rating C



Price £170,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

LOUNGE

12'3 x 11'3

Inset electric feature fireplace with wooden fire surround.
Radiator. Double glazed bay window to front. Open access to;



INNER HALLWAY

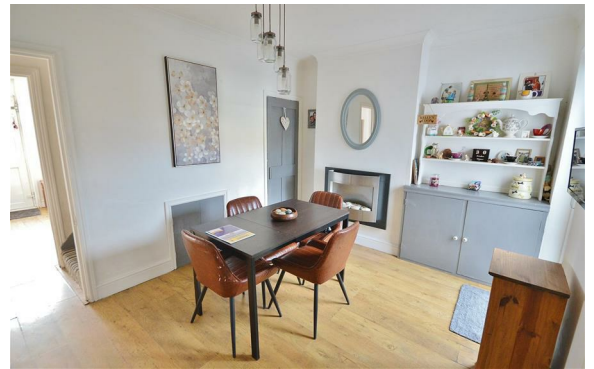
Starflight to first floor. Open access to;



DINING ROOM

12'3 x 9'9

Understairs storage cupboard. UPVC double glazed door leading to outside rear. Radiator. Open access to;



KITCHEN

10'9 x 6'2

Fitted kitchen suite comprising; Laminated rolled edge work surface with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Space for cooker. Space and plumbing for washing machine. Space for fridge freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splash backs. Wall mounted gas combination boiler (not tested). Double glazed windows to side and rear.



FIRST FLOOR LANDING

Doors to;



BEDROOM ONE

12'3 x 10'2

Radiator. Double glazed window to front. Open access to;



FIRST FLOOR HALLWAY

Loft access. Storage cupboard. Radiator. Door to;

BATHROOM

Three piece bathroom suite comprising; Low level W.C. Pedestals hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted electric shower and shower attachment above (not tested). Fully tiled. Radiator. Double glazed window to rear.



BEDROOM TWO

9'4 x 9'

Radiator. Double glazed window to rear. Door to Hallway.



OUTSIDE - FRONT

Patio paved area being enclosed by fencing and small brick built wall. Patio paved path leading to front entrance.



OUTSIDE - REAR

Patio paved with remainder being laid to lawn. Raised decking area. Enclosed by panelled fencing,



BA 1023

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: A

Any Additional Property Charges: No

Services Connected:

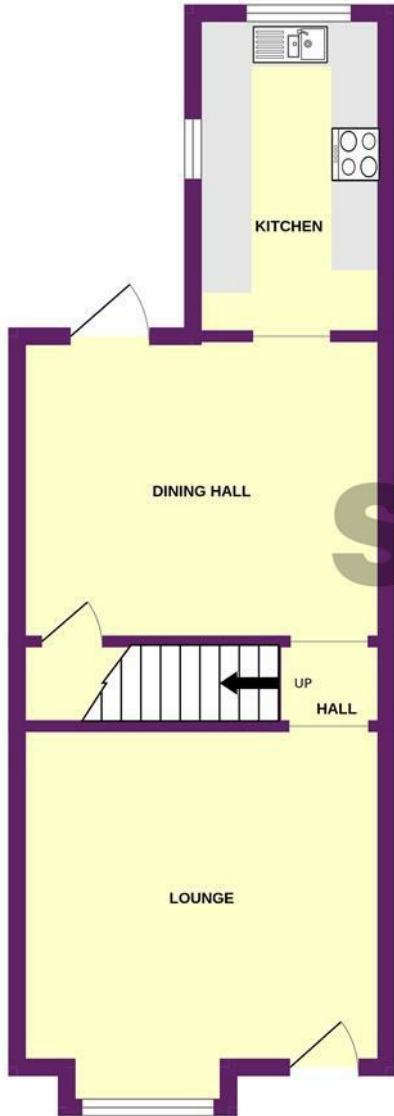
(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

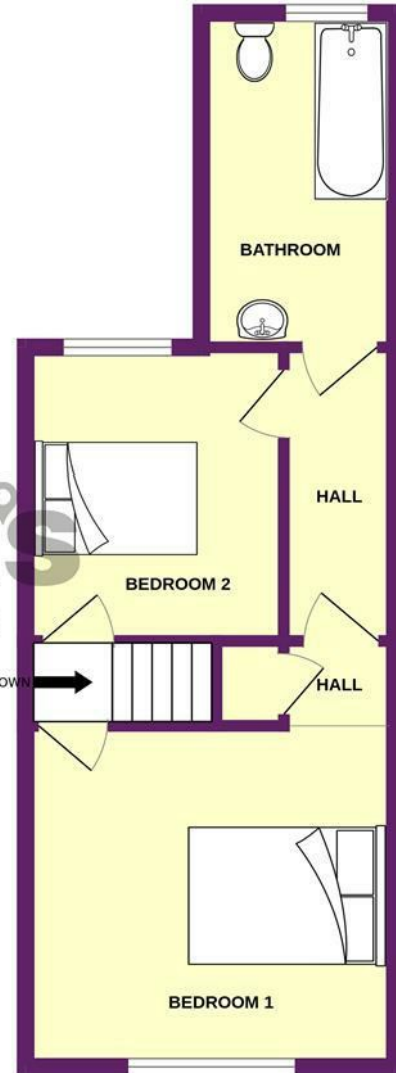
Particular Disclaimer

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.

GROUND FLOOR



1ST FLOOR



Sheen's
The Action Agents

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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