

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

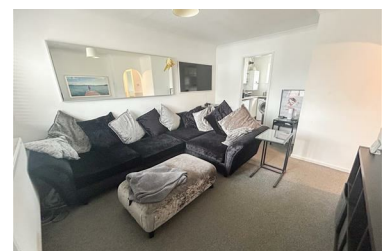
**Sheen's**  
The Action Agents



## Bluebell Avenue Clacton-On-Sea, CO16 7BX

Sheen's are pleased to offer for sale this TWO BEDROOM FIRST FLOOR MAISONETTE. The property benefits from it's own private garden with garage & off street parking. The property is located within one and a quarter miles from Clacton-on-Sea's town centre and mainline railway station, and approximately quarter of a mile from local shopping amenities at Bocking's Elm. The property is being offered with NO ONWARD CHAIN.

- 13'8 x 13'7 Lounge
- 7'6 x 7'1 Kitchen
- Two Bedrooms
- Maisonette
- Double Glazing
- Private Rear Garden
- Off Road Parking
- Garage
- Council Tax Band A
- EPC C



**Price £155,000 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### ENTRANCE HALL

UPVC Entrance door. Stair flight to first floor;

### HALLWAY

Doors to;

### LOUNGE

13'8 x 13'7

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



### KITCHEN

7'6 x 7'1

Fitted kitchen suite comprising a selection of matching wall units with cupboards floor and eye level. Laminated rolled edge work surfaces. Single drainer stainless steel sink unit. Inset four electric hob. Extractor fan above. Built in oven. Space and plumbing for washing machine. Space for under counter fridge. Space for under counter freezer. Wall mounted gas boiler (not tested). Double glazed window to rear.



## BEDROOM ONE

10'2 x 10'9

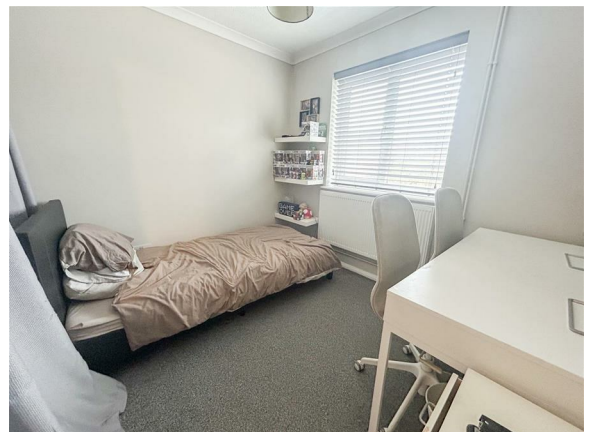
Double glazed window to rear. Built in sliding wardrobes.  
Radiator.



## BEDROOM TWO

9'0 x 7'1

Double glazed window to front. Radiator.



## BATHROOM

Low Level W/C. Panelled bath unit with wall mounted shower above. Pedestal hand wash basin. Chrome heated towel rail. Double glazed window to rear.



## OUTSIDE FRONT



## OUTSIDE REAR

The property benefits from its own private rear garden. Enclosed by panel fencing & brick wall. Gate giving access to front.



## GARAGE



## EH 0123

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.

## 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 (Leasehold Property)

Tenure: Leasehold

Length of lease (years remaining): 951

Annual ground rent amount (£): £0

Ground rent review period (year/month): n/a

Annual service charge amount (£): £0

Service charge review period (year/month): n/a

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

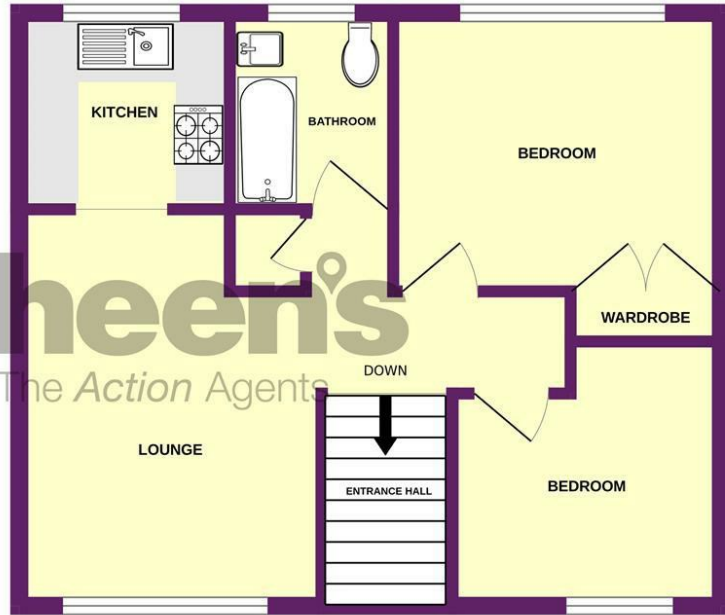
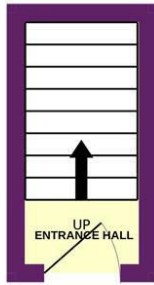
(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

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GROUND FLOOR

FIRST FLOOR



BLUEBELL AVENUE

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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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

