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**Sheen's**  
The Action Agents



## The Approach Clacton-On-Sea, CO15 2NE

\*\*\* SELF-CONTAINED ATTACHED ANNEX  
\*\*\* Sheen's Estate Agents are pleased to offer for sale this RARE OPPORTUNITY to acquire this FOUR BEDROOM, TWO RECEPTION ROOM SEMI-DETACHED HOUSE located in Clacton-on-Sea. The property offers a a FANTASTIC CHANCE to buy a property with a FULLY ATTACHED SELF-CONTAINED ANNEX. The accommodation is situated within two and a quarter miles away of Clacton-on-Sea's town centre, sea front and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Self Contained Attached Annex
- Four Bedrooms
- Two Reception Rooms
- Kitchen Diner
- Three Piece Bathroom Suite
- Three Piece Modern Shower Room
- Fully Double Glazed
- Gas Central Heating (n/t)
- Off Street Parking
- EPC Rating C



Offers In Excess Of £325,000 Freehold

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

### ENTRANCE HALL

Stairflight to first floor. Understairs storage cupboard. Radiator. Doors to;



### LOUNGE

17'7 x 10'

Radiator. Double glazed windows to front. Double doors leading to;





## KITCHEN DINER

18'2 x 18'2

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring gas hob with oven under and extractor hood above (not tested). Space and plumbing for washing machine and tumble dryer. Integrated fridge freezer (not tested). Additional space for fridge and freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Wall mounted gas boiler (not tested). Radiator. Door leading to Self Contained Annex. Double glazed window to rear. UPVC double glazed French doors leading to rear garden.



## FIRST FLOOR LANDING

Loft access. Airing cupboard. Doors to;

## BEDROOM ONE

19'1 x 12'2

Loft access. Radiator. Double glazed windows to front and rear.



## BEDROOM TWO

14'9 x 9'6

Double glazed windows to front.



### BEDROOM THREE

10' x 9'3

Radiator. Double glazed window to rear.



### BATHROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Panelled bath with wall mounted shower-head attachment above. Fully tiled. Heated towel rail, Double glazed window to rear.



### OUTSIDE - REAR

Raised patio area with remainder being laid to lawn. Enclosed by panelled fencing. Storage shed. Side pedestrian access leading to outside front.





## OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles. Remainder being laid to lawn. Side pedestrian access to outside rear. Patio paved steps leading to front entrance as well as wheel chair access via slope leading to entrance door of:

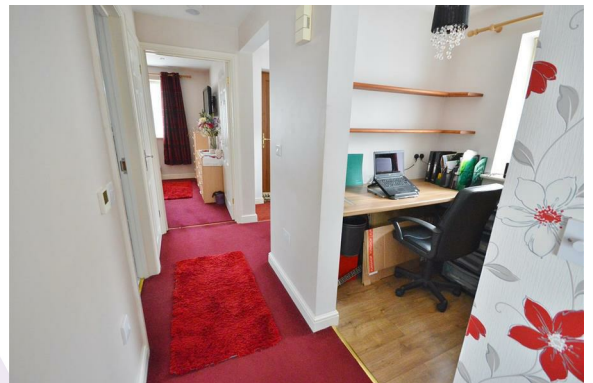


## SELF CONTAINED ATTACHED ANNEX

UPVC double glazed entrance door leading to;

### ENTRANCE HALL

Storage cupboard. Radiator. Double glazed window to side. Open access to;



## LOUNGE KITCHENETTE

12'8 x 11'8

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Space for cooker with extractor hood above. Integrated fridge (not tested). Space and plumbing for washing machine. Selection of matching wall units with cupboards and drawers at both eye and floor level. Radiator. Double glazed windows to rear. UPVC double glazed French door leading to rear garden with raised patio area.



## BEDROOM

11'8 x 9'2

Radiator. Double glazed window to front.



## STUDY

6' x 5'5

Radiator, Double glazed window to side.



## SHOWER ROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Stand-in shower cubicle with wall mounted shower head attachment above. Fully tiled. heated towel rail (not tested).



## AGENT NOTES

The Attached Self-Contained Annex has a separate council tax (A) as well as separate utilities. Attached Annex also has wheelchair slope access.

## BA 0224

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: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: N/A

### 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.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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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