

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Beaumont Avenue Clacton-On-Sea, CO15 3EY

Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE located in an established non-estate position in the seaside town of Clacton-on-Sea. The property is being offered with NO ONWARD CHAIN and benefits from a CONSERVATORY. Clacton-on-Sea's town centre, mainline railway station and recently re-generated seafront are positioned within one mile. An early viewing is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 14'6 x 11' Lounge
- 12'3 x 9'9 Dining Room
- 8'10 x 7'6 Kitchen
- 14'5 x 8'5 Conservatory
- Ground Floor Cloakroom
- Fully Double Glazed
- Gas Central Heating (n/t)
- No Onward Chain
- EPC Rating D



Price £230,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

ENTRANCE HALLWAY

Stairflight to first floor. Understairs storage cupboard. Radiator. Double glazed window to side. Door to;



LOUNGE

14'6 into bay x 11'

Inset coal effect gas fireplace with brick surround (not tested). Radiator. Double glazed bay window to front. Double doors leading to;



DINING ROOM

12'3 x 9'9

Radiator. UPVC double glazed French doors leading to Conservatory. Open access to;



KITCHEN

8'10 x 7'6

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer ceramic sink unit with stainless steel mixer tap. Inset four ring electric hob with extractor hood above. Integrated double oven. All appliances not tested. Space and plumbing for washing machine or dishwasher. Part tiled. Double glazed window to side.



CONSERVATORY

14'5 x 8'5

Plumbing and space for additional white good units. Radiator. Double glazed windows to side and rear. UPVC double glazed French doors leading to rear garden.



GROUND FLOOR CLOAKROOM

Comprises; Low level W.C. Pedestal hand wash sink basin. Double glazed window to side.

FIRST FLOOR LANDING

Loft access. Double glazed window to side. Doors to;

BEDROOM ONE

12'8 x 11'3

Built in wardrobes with sliding doors. Radiator. Double glazed window to front.



BEDROOM TWO

12'5 x 9'7

Storage cupboard housing wall mounted gas combination boiler (not tested). Radiator. Double glazed window to rear.



BEDROOM THREE

6' x 5'6

Radiator. Double glazed window to front.



SHOWER ROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Step-in shower cubicle with wall mounted shower-head attachment above. Fully tiled. Radiator. Double glazed windows to side and rear.



OUTSIDE - FRONT

Hard standing area providing off street parking. Remainder being laid to lawn. Enclosed by panelled fencing. Side pedestrian access to;



OUTSIDE - REAR

Patio paved area with remainder being laid to lawn. One wooden storage shed. Enclosed by panelled fencing. Side pedestrian access to front.



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 Drainage

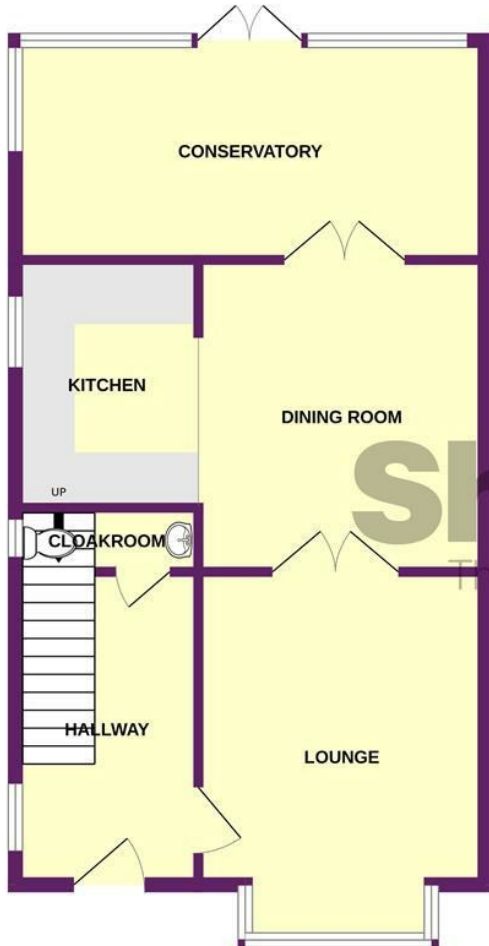
(Telephone & Broadband): No

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.

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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