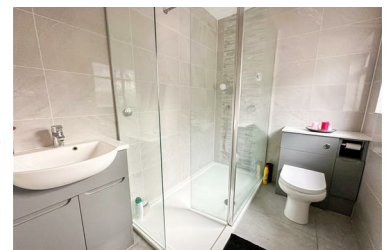




The Trossachs, 37 Vista Road East Clacton, CO15 6AT

Located in the sought after area of East Clacton, we are delighted to offer for sale this TWO BEDROOM, TWO RECEPTION ROOM FIRST FLOOR MAISONETTE. The property is conveniently situated approximately quarter of a mile from Clacton's town centre, sea front and mainline railway station. An Early internal inspection is strongly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'7' max. Lounge
- 14'3' max. Dining Room
- 8'10" Modern Fitted Kitchen
- Modern Shower Room
- Double Glazed Windows
- Gas Central Heating (n/t)
- No Onward Chain
- Council Tax Band B
- EPC Rating D



Price £160,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE LOBBY

Stair flight to first floor Hallway.

FIRST FLOOR HALLWAY

Two Radiators. Built in storage cupboard. Sealed unit double glazed windows to side and rear. Doors to:

BEDROOM ONE

14'3 into bay x 10'0 max

Built in storage cupboard. Radiator. Sealed unit double glazed bay window to front.



BEDROOM TWO

12'1 nar 7'6 x 12'3 to bay

Built in storage cupboard. Radiator. Sealed unit double glazed window to side.



SHOWER ROOM

Fitted with a modern three piece white suite. Walk in double shower cubicle with glazed shower screens, Vanity wash hand basin with cupboards below. Concealed cistern low level W.C. Heated towel rail. Sealed unit double glazed window to rear.



LOUNGE

15'7 max. x 13'6 max

Irregular shaped Turret style room. Two radiators. Sealed unit double glazed windows to front and sides.



DINING ROOM

14' into bay x 9'11 max

Radiator. Built in storage cupboard. Built in airing cupboard. Open access to Kitchen.



KITCHEN

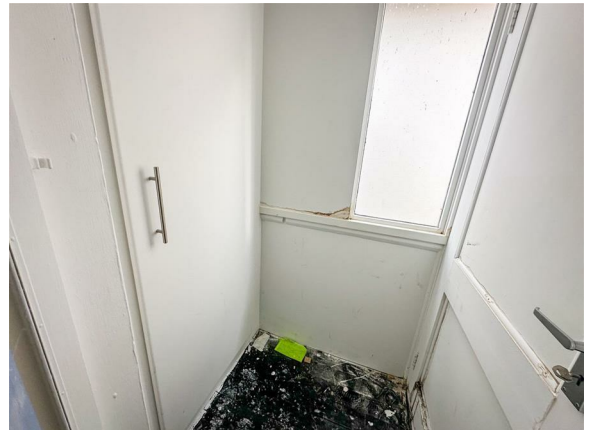
8'10 x 7'10

Fitted with a range of modern grey panel fronted units. Comprising laminated rolled edge work surfaces with cupboards drawers and storage space under. Inset one and a half bowl single drainer sink unit with mixer taps. Range of matching wall mounted units. Integrated fridge/freezer. Inset four ring ceramic electric hob with part glazed and stainless steel extractor hood over (appliances not tested). Tiled splashbacks. Sealed unit double glazed window to front. Glazed door to:



LOBBY

Built in recess previously housing washing machine and tumble dryer. Windows to side and rear. Wooden door to steel stair flight to communal courtyard style garden with communal drying area.



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OUTSIDE -

Allocated front garden. Mainly laid to lawn. Courtyard style communal drying area to rear of building.



COMMUNAL DRYING AREA



CLACTON SEA FRONT

Clacton's regenerated beaches and sea front are located within quarter of a mile.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: The management company is split between the six flats so you would become a sixth shareholder in the company. It is up to any interested parties to satisfy themselves of these details with their legal representatives before entering into a contractual exchange. The vendor currently pays £45 per month to cover gardening, buildings insurance and general upkeep of outside.

Services Connected:

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

Non-Standard Property Features To Note: Freehold Flat - Check Lender Criteria - Current Sellers have Mortgage with NatWest.

JE 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.

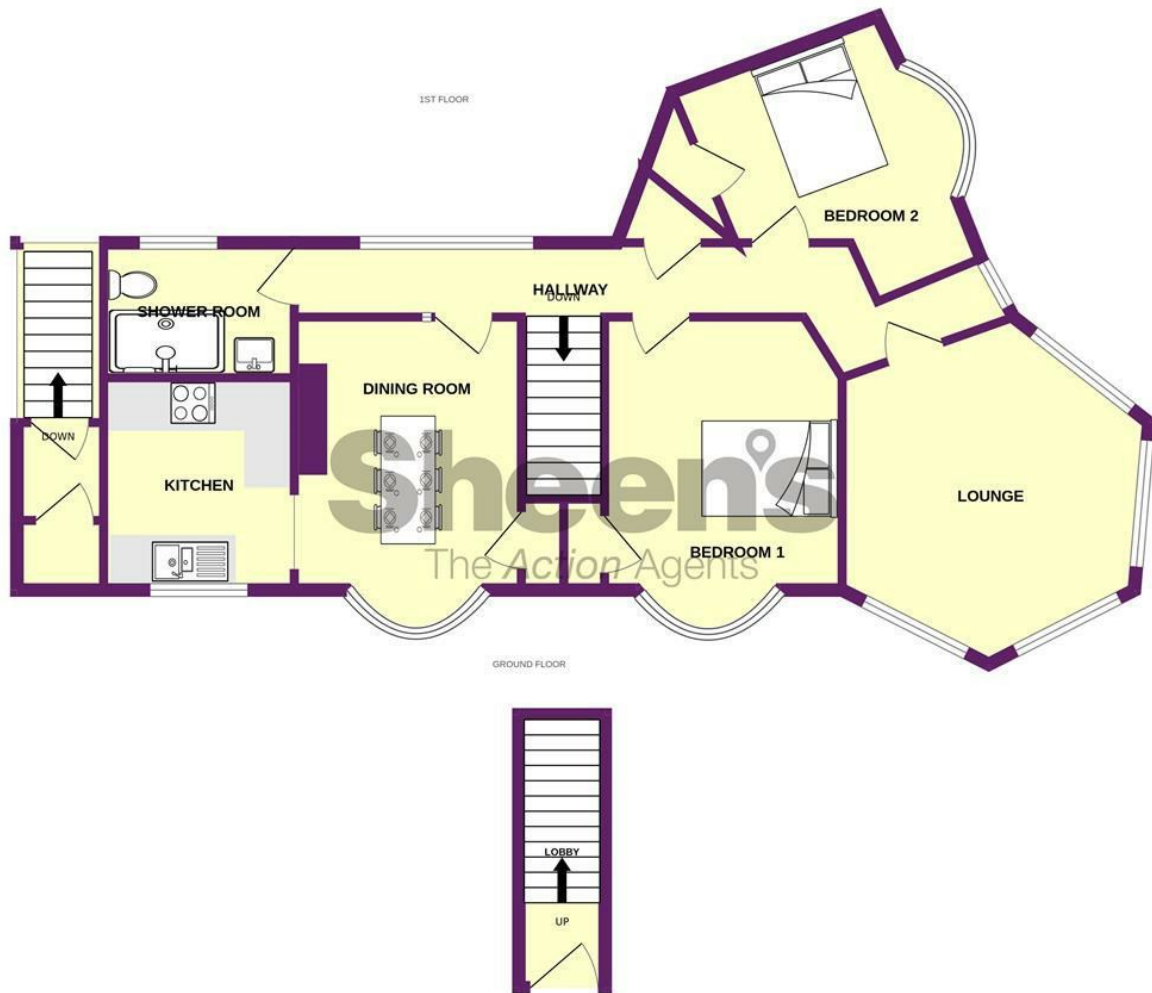
Particular Disclaimer

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





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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