

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



## Haivering Close Great Clacton, CO15 4UX

Benefitting views to the front across a greensward is this impressively presented THREE BEDROOM MID-TERRACED HOUSE. The property is located on the popular 'Foots Farm' development which has Brook Retail and Country Park located within quarter of a mile. The property is also positioned within two miles of Clacton's town centre, sea front and mainline railway station with its direct links to London Liverpool Street. Having been completed modernised throughout over recent years, an early internal inspection is strongly advised to appreciate the accommodation and décor on offer.

- **Three Bedrooms**
- **25'1 x 11'5 nar 8'5 Lounge**
- **11'1 x 8'10 Modern Fitted Kitchen**
- **Three Piece Modern Bathroom Suite**
- **Gas Central Heating (n/t)**
- **Approx 62' Rear Garden**
- **Garage & Parking**
- **No Onward Chain**
- **Council Tax Band C**
- **EPC Rating C**



**Price £250,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

#### ENTRANCE HALLWAY

Stair flight to first floor. Under stairs storage cupboard. Wood effect flooring. Tall designer radiator. Doors to:





## LOUNGE/DINER

25'1 x 11'5 nar 8'5

Wood effect flooring. Two tall designer radiators. Double glazed window to front with views over greensward. Double glazed double doors leading to rear garden.



## KITCHEN

11'1 x 8'10

Wren fitted kitchen. Fitted with a range of light cream gloss fronted units, Quartz effect square edge work surfaces with cupboards and drawers below. Range of wall mounted units. Inset one and a half bowl single drainer black sink unit with mixer tap. Inset four ring gas hob with feature designer black glass circular extractor fan above. Inset high level electric oven (all appliances not tested). American style fridge/freezer space. Space and plumbing for washing machine, tumble dryer and dishwasher. Matching tall larder cupboards. Matching Quartz effect splash backs. Tiled flooring. Concealed wall mounted boiler (serving hot water and central heating systems). Double glazed window and door to rear garden.



## FIRST FLOOR LANDING

Loft access, Built in storage cupboard. Tall designer radiator. Doors to:



### BEDROOM ONE

12'4 x 10'6

Radiator. Open style wardrobe. Radiator. Double glazed window to rear.



### BEDROOM TWO

10'6 x 10'2

Radiator. Double glazed window to front overlooking greensward.



### GREENSWARD VIEWS FROM BEDROOM TWO



### BEDROOM THREE

7'2 x 6'10

Radiator. Double glazed window to front with views overlooking greensward.



### BATHROOM

Fitted with a luxury modern three piece bathroom. Comprises 'P' shape panel bath. Feature central mixer waterfall tap with additional rainfall shower and additional shower head. Glazed shower screen. Concealed cistern low level W.C. Vanity wash hand basin with cupboards below. Designer towel rail. Fully tiled walls. Tiled flooring. Double glazed window to rear.





### OUTSIDE - FRONT

The property is situated off of Havering Avenue down a shared private driveway which leads to the property, Greensward and the Garage and Parking space. Gate gives rear access via pathway to rear garden.



### ACCESS TO PROPERTY FROM HAVERING CLOSE



### GARAGE IN BLOCK TO SIDE OF PROPERTY

The Garage has the Third garage from the left with parking space to front of garage.



## GREENSWARD TO FRONT OF PROPERTY

The property is situated opposite a small greensward.



## OUTSIDE - REAR

Approx 62' Westerly facing rear garden. Mainly laid to lawn with hard standing patio area. Enclosed by panel fencing. Gate to rear leading to pathway with access to parking and garage.



## ALTERNATE VIEW OF GARDEN

### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C Any Additional Property Charges: No

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Yes Non-Standard Property Features To Note: No

### JE 0324

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.

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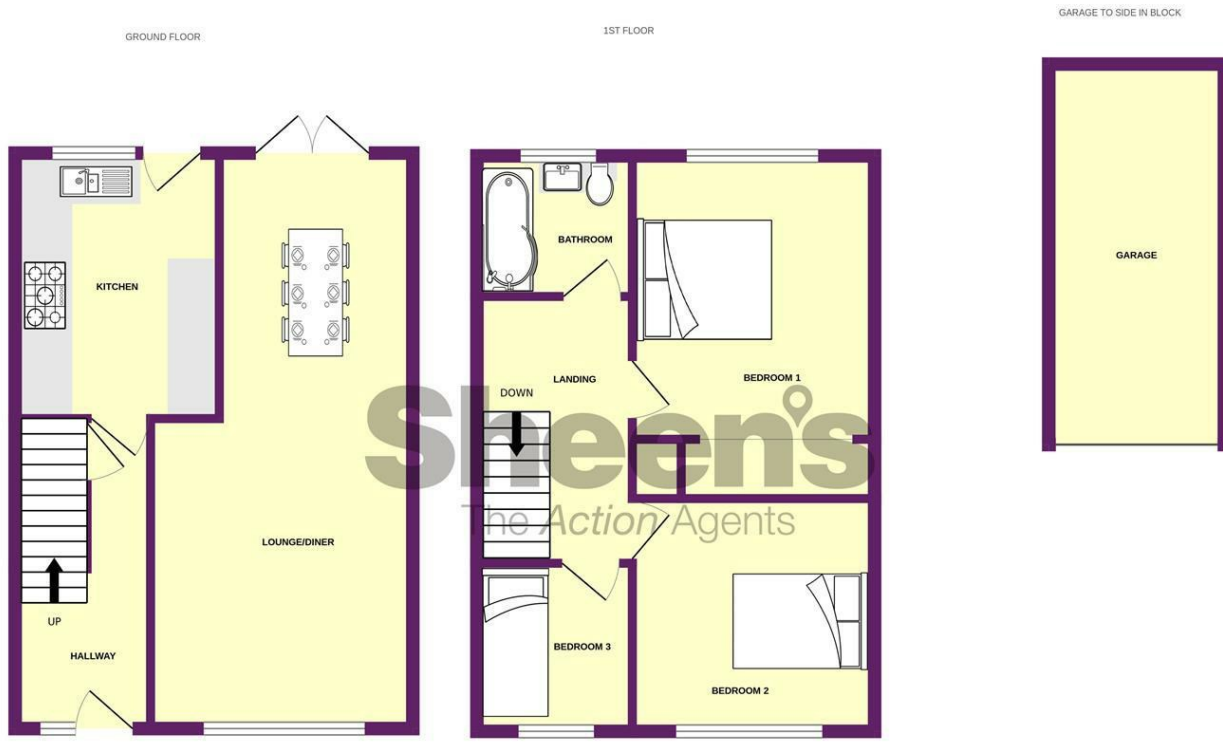
## Particular Disclaimer

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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