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**Sheen's**  
The Action Agents



## Hampstead Avenue Clacton-On-Sea, CO16 7HE

Sheen's Estate Agents are pleased to offer for sale this BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE located in the Wheatland's Development and occupying a corner plot. The property benefits from SPACIOUS LIVING as well as a DETACHED GARAGE. The accommodation is conveniently situated within half a mile of local shopping amenities at Bockings Elm and approximately one and a quarter miles away from Clacton-on-Sea's town centre, mainline railway station and sea front. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **21'3 x 12'10 Lounge**
- **11'2 x 9' Kitchen**
- **10'8 x 9'9 Dining Room**
- **Modern Three Piece Bathroom Suite**
- **Ground Floor Cloakroom**
- **Detached Garage**
- **Fully Double Glazed**
- **Gas Central Heating (n/t)**
- **EPC Rating D**



**Price £280,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE HALL

Door to Ground Floor W.C. Wooden glazed door to;

### LOUNGE

21'3 x 12'10

Stairflight to first floor. UPVC double glazed French doors leading to the rear garden. Radiator. Double glazed window to front. Open archway leading to;



### DINING ROOM

10'8 x 9'9

Radiator. Double glazed window to side. Door to;





## KITCHEN

11'2 x 9'

Modern fitted kitchen suite comprising; Laminated rolled edge work surfaces with one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring gas hob with extractor hood above. Inset double oven. Integrated fridge and freezer. Integrated dishwasher. All appliances not tested. Space and plumbing for washing machine. Selection of grey fronted wall units with cupboards and drawers at both eye and floor level. Part tiled. Storage cupboard. Double glazed window to rear. UPVC double glazed door leading to rear garden.



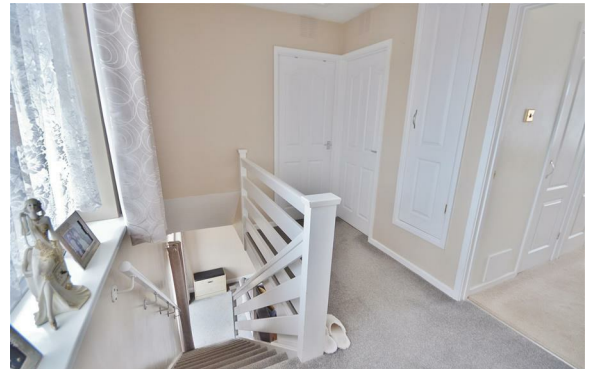
## GROUND FLOOR W.C

Low level W.C. Pedestal hand wash sink basin. Part tiled. Radiator. Double glazed window to front.



## FIRST FLOOR LANDING

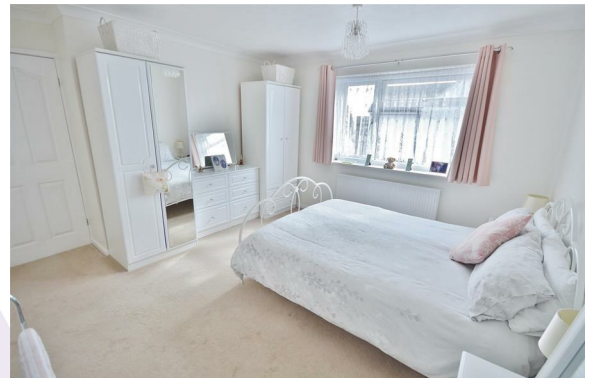
Airing cupboard. Loft access. Double glazed window to side. Doors to;



## BEDROOM ONE

13'9 x 12'5

Built in wardrobe. Radiator. Double glazed window to front.



## BEDROOM TWO

13'5 x 9'6

Built in wardrobe. Radiator. Double glazed window to side.



## BEDROOM THREE

8'9 x 8'7

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



## BATHROOM

Three piece bathroom suite comprising; Low level W.C. Pedestal hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted shower-head attached above. Fully tiled. Two heated towel rails. Double glazed window to side.



## OUTSIDE - FRONT

Occupying a corner plot. Hard standing area providing off street parking and access to Garage. Corner is stone shingled. Patio paved path leading to front entrance. Side pedestrian access leading to outside rear.



## GARAGE

Up and over door. Personal door giving access to rear garden.

## OUTSIDE - REAR

Mainly patio paved with remainder being laid to lawn. Enclosed by brick built wall and panelled fencing. Side pedestrian access leading to front.



## BA 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.

## 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): Yes

Non-Standard Property Features To Note: N/A

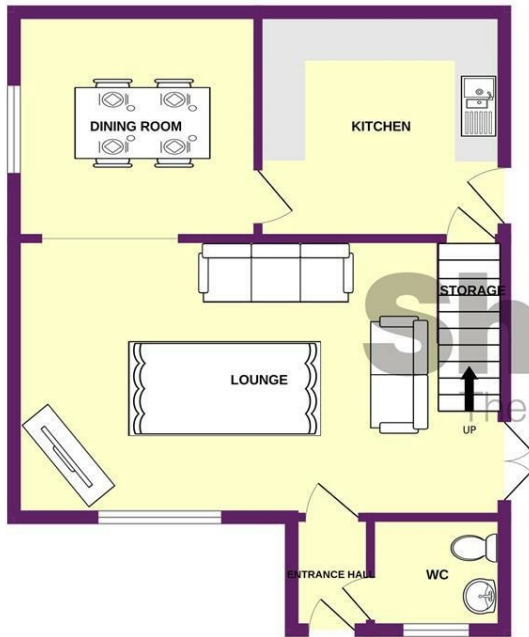
## Particular Disclaimer

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.

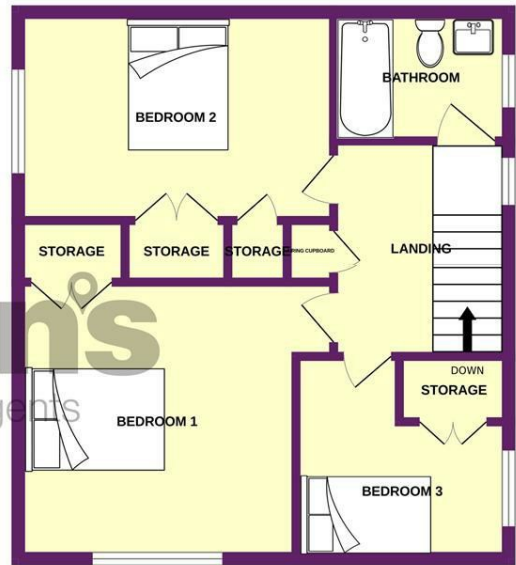




GROUND FLOOR



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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