



Crown Road Clacton-On-Sea, CO15 1AT

Situated on the popular Royals Development in Clacton-on-Sea, Sheen's are pleased to offer for sale this EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE. The property has the added benefit of a Snug Room which could be easily converted into fourth bedroom, office or play room. Clacton-on-Sea's town centre, seafront and mainline railway station are located approximately half a mile away.

- Three Bedrooms
- 24'4 Lounge
- 13'9 Kitchen Diner
- 10'9 Snug / Home Office
- Double Glazed Windows
- Gas Central Heated (n/t)
- Garage and Off Street Parking
- Front and Rear Gardens
- Council Tax Band C
- EPC Rating D



Price £295,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALLWAY

Two radiators. Stairflight to first floor. Open access to'



LOUNGE

24'4 x 9'7 max

Double glazed window to front. Two radiators. Open access to;



KITCHEN DINER

13'9 x 12'9

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring electric hob with oven under and extractor hood above. All appliances not tested. Plumbing and space for washing machine and fridge freezer. Selection of matching cream, shaker style units at both eye and floor level. Tiled splash backs. Double glazed window to rear. Double glazed door leading to garden. open access to;



SNUG / STUDY

10'9 x 8'5

Double glazed window to side. Radiator.



FIRST FLOR LANDING

BEDROOM ONE

13'3 x 8'5

Double glazed window to front. radiator. Storage cupboard.



BEDROM TWO

11' x 10'4

Double glazed window to rear. Radiator.



BEDROOM THREE

8'4 x 7'9

Double glazed window to front. Radiator.



BATHROOM

Modern white suite comprising; Low level W.C. Vanity hand wash basin with cupboards under. Panelled bath with wall mounted shower (not tested). Heated towel rail. Fully tiled walls. Double glazed window to rear.



OUTSIDE - REAR

Steps leading to concrete patio area with remainder being laid to lawn. Enclosed by panelled fencing. Storage shed. Side pedestrian access to front via side gate.



OUTSIDE- FRONT

The property has a hard standing front garden providing off street parking. Shared driveway providing vehicular access to Garage.

GARAGE

Up and over door. Courtesy door leading to garden.

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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: C

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:

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.
Made with Metroplan 5/2024

Selling properties... not promises

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