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Sheen's
The Action Agents



Abinger Close Clacton-On-Sea, CO16 8FJ

Located on the popular 'Cann Hall' development is this extended FOUR BEDROOM SEMI-DETACHED FAMILY HOME. The property offers versatile accommodation with a Ground Floor Bedroom and En-Suite along with TWO RECEPTION ROOMS and Ground Floor Cloakroom. Local shopping amenities at Brook Retail & Country Park are within half a mile with Clacton's town centre, sea front and mainline railway station within one and three quarter miles. An early inspection is strongly advised to appreciate the accommodation and décor on offer.

- Three First Floor Bedrooms
- G/Floor Fourth Bedroom With En-Suite
- 15'7 x 14' Lounge
- 13'2 x 5'7 Sitting Room
- Ground Floor W.C.
- Gas Central Heating (n/t)
- Off Street Parking
- Approx 22' South Westerly Facing Garden
- Viewing Advised
- Council Tax B & EPC Rating TBC



Price £259,995 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE PORCH

Built in storage cupboard. Further double glazed entrance door to Entrance Hallway.

ENTRANCE HALLWAY

Radiator. Wood effect flooring. Built in cupboard housing gas boiler (not tested). Open Access to Lounge & Kitchen. Door to Ground Floor W.C.



GROUND FLOOR W.C.

Fitted with a modern white suite. Comprises low level W.C. Vanity wash hand basin with cupboards and drawers below. Tiled splash backs. Wood effect flooring. Radiator. Double glazed window to side.



KITCHEN

14'11 x 7'9

Fitted with a range of cream laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Inset one and a half bowl single drainer sink unit with mixer tap. Range of matching wall mounted units incorporating glass fronted display units. Small 'Aga' range cooker (not tested). Tall fridge/freezer space. Space and plumbing for washing machine and dishwasher. Tiled splash backs. Tiled flooring.



LOUNGE

15'7 x 14'

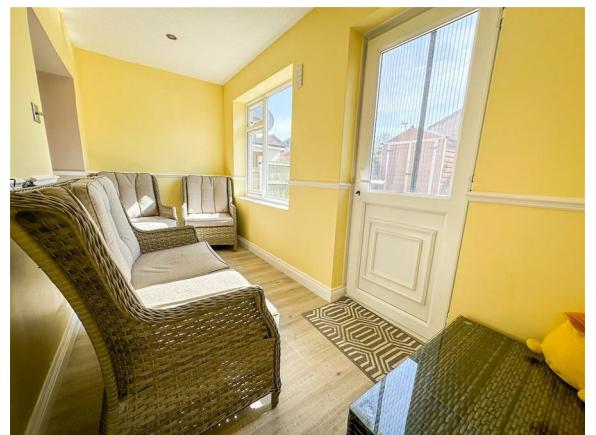
Returning stair flight to first floor. Feature electric fireplace (not tested). Dado rail. Radiator. Double glazed window to side. Open window space to Sitting Room. Open access to Sitting Room.



SITTING ROOM

13'2 x 5'7

Dado Rail. Wood effect flooring. Double glazed window and door leading to rear garden. Further door to Bedroom Four.



BEDROOM FOUR

13'3 x 6'11

Radiator. Double glazed window to rear. Door to En-Suite.



EN-SUITE SHOWER ROOM

Fitted with a modern three piece suite. Comprises corner shower cubicle. Low level W.C. Vanity wash hand basin with cupboard below. Fully tiled walls. Chrome effect heated towel rail. Wood effect flooring. Double glazed window to front.



FIRST FLOOR LANDING

Dado rail. Radiator. Doors to:



BEDROOM ONE

14' x 8

Built in cupboard. Fitted wall to wall wardrobes. Radiator. Two double glazed windows to rear.



VIEWS FROM BEDROOM ONE



BEDROOM TWO

8'10 x 7'8 nar 4'9

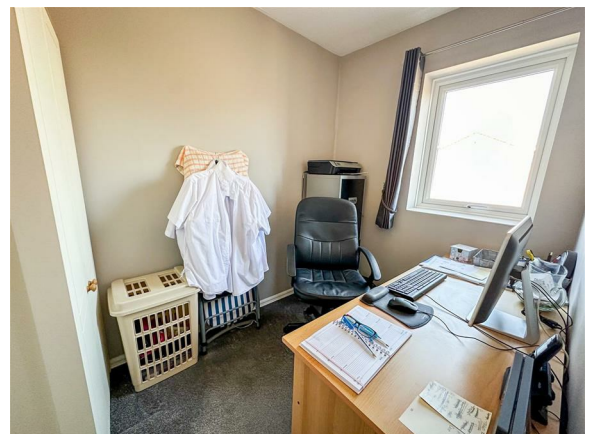
'L' shaped bedroom. Radiator. Double glazed window to front.



BEDROOM THREE

8'11 x 5'11

Radiator. Double glazed window to front.



BATHROOM

7'2 x 5'10

Fitted with a modern three piece suite. Comprises double shower cubicle. Low level W.C. Vanity wash hand basin inset into range of vanity cupboards. Fully tiled walls. Chrome effect heated towel rail. Wood effect flooring. Double glazed window to side.



OUTSIDE - FRONT

Shared driveway leading to private front garden. Hard standing area providing off street parking for multiple vehicles. Shingled area.

OUTSIDE - REAR

Approx 22' south westerly facing rear garden. Landscaped to provide a low maintenance garden. Mainly paved with shingle borders and shrubs. Storage Shed. Enclosed by panel fencing



GREENSWARD WITHIN 100M

Local greensward is positioned just 100m away which gives open space and pathways leading to Brook Retail and County Park around half a mile away.



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

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

JE 0424

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

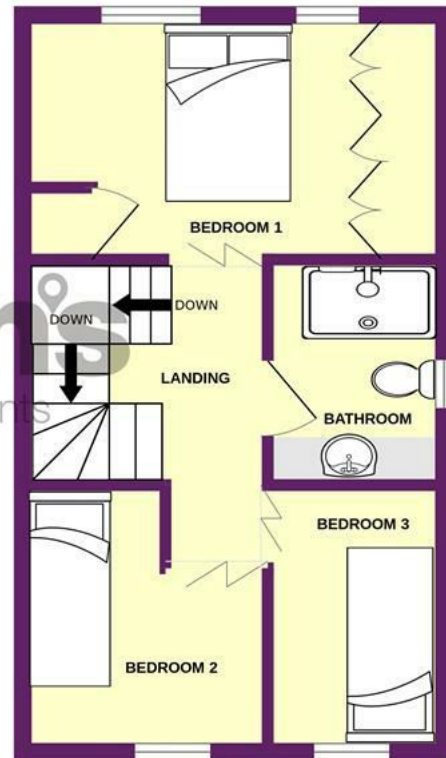
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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