

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents



## Swandale Great Clacton, CO15 4HD

Situated on the popular Bird's Development in Great Clacton, Sheen's are pleased to offer for sale this FOUR/FIVE BEDROOM SEMI-DETACHED HOUSE. The property in the valuers opinion is ready to move in to and has the added benefit of being offered with NO ONWARD CHAIN. Local shopping amenities in Great Clacton Clacton are located within a quarter of a mile, with additional shops at Brook Retail Park approximately half a mile away.

- Four / Five Bedrooms
- 14' Lounge
- 13'1 Kitchen
- Ground Floor Cloakroom
- First Floor Bathroom
- Double Glazed Windows
- Gas Central Heated (n/t)
- Front and Rear Gardens
- No Onward Chain
- Council Tax Band B. EPC Rating C



**Price £289,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE PORCH

Double glazed window to front. Door leading to;

### LOUNGE

14' x 12'1

Double glazed window to front. Designer radiator. Stairflight to first floor. Door to;



### INNER HALL

Radiator. Double glazed door leading to garden. Utility area with plumbing and space for tumble dryer. Wall mounted gas boiler (not tested). Door to;

### KITCHEN

13'1 x 7'

Comprises; Laminated rolled edge works surfaces with inset one and a half bowl stainless steel single drainer sink unit. Inset four ring electric hob with oven under. Plumbing and space for washing machine and fridge freezer. Selection of matching cupboards and drawers at both eye and floor level. Tiled splash backs. Double glazed window to rear.



### DINING ROOM / BEDROOM FIVE

10'4 x 6'8

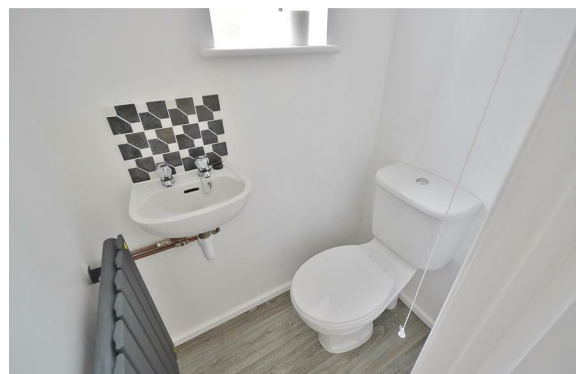
Double glazed window to rear. Radiator.





### GROUND FLOOR CLOAKROOM

Comprises; Low level W.C. Wall mounted hand wash basin. Designer radiator. Double glazed window to side.



### BEDROOM FOUR

12'1 x 7'1

Double glazed window to front. Designer radiator.



### FIRST FLOOR LANDING

Loft access. Doors to;

### BEDROOM ONE

14'1 x 9'8

Double glazed window to rear. Radiator.



### BEDROOM TWO

9'7 x 8'4

Double glazed window to front. Radiator.



### BEDROOM THREE

9'7 reducing to 5'1 x 11'6

Double glazed window to front. Radiator. Storage cupboard.



### BATHROOM

White suite comprising of; Low level W.C. Pedestal hand wash basin. Panelled bath with wall mounted electric shower over (not tested). Heated towel rail. Fully tiled walls. Double glazed window to rear.



### OUTSIDE - REAR

Commencing with block paved patio area with remainder being laid to lawn. Enclosed by panelled fencing. Side pedestrian access to front via side gate.



### OUTSIDE - FRONT

Driveway providing off street parking. Remainder being laid to lawn.



## LE 0524

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: n/a

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

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.

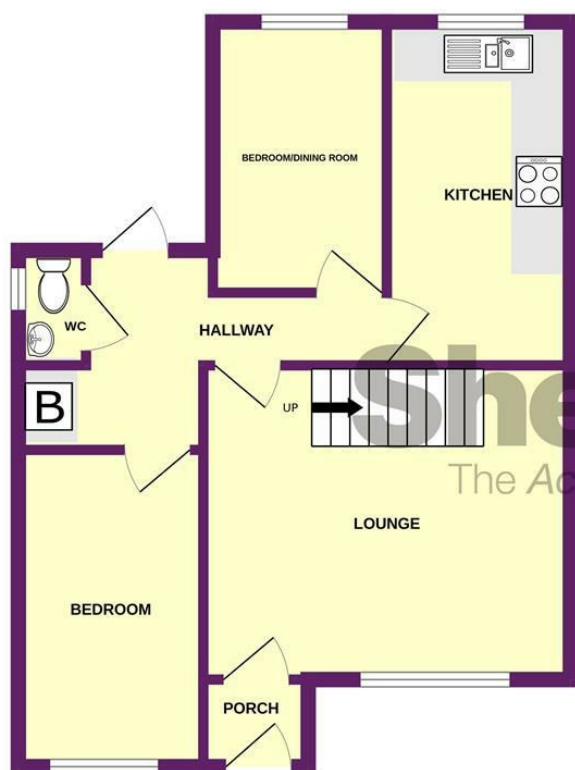
## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

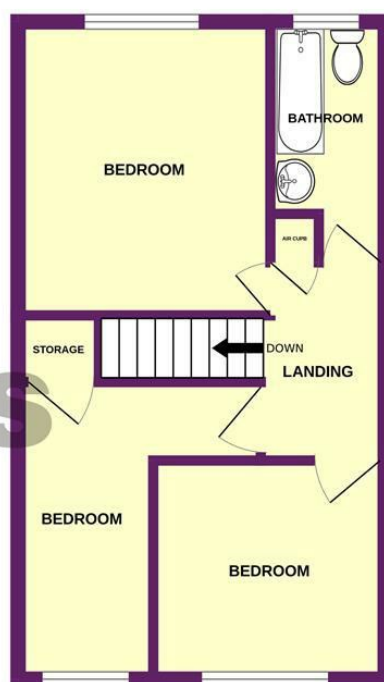
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GROUND FLOOR



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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