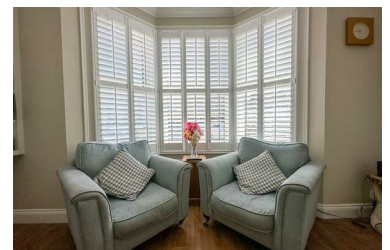




Wellesley Road Clacton-On-Sea, CO15 3PP

Having undergone an extensive programme of modernisation throughout, this spacious older style extended FOUR BEDROOM, TWO RECEPTION ROOM SEMI-DETACHED HOUSE is conveniently situated on the fringes of Clacton Town Centre. Clacton railway station with its direct links to London Liverpool Street is situated around 300 metres away with the regenerated beaches and sea front around a third of a mile away. Offering excellent decoration both internally and externally, an early inspection is strongly advised.

- Three Double First Floor Bedrooms
- G/Floor Double Bedroom Four
- Two Reception Rooms
- 21'3 x 10'11 max. Kitchen/Diner
- Ground Floor Cloakroom
- 12'1 x 8'10 Workshop
- Approx 62' Westerly Facing Garden
- Off Street Parking
- Council Tax Band B
- EPC Rating D



Price £355,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Part frosted glazed wooden entrance door with side panelling and feature glazed number panel to;

ENTRANCE HALLWAY

Radiator. Wooden effect flooring Stairflight to first floor. Doors to;



GROUND FLOOR CLOAKROOM

Fitted with a white suite comprising of; Low level W.C. Corner vanity hand wash basin with cupboard below. Tiled splash back. Tiled flooring. Extractor fan (not tested).



LOUNGE

13'4 into bay x 13'11

Feature fireplace. Radiator. Fitted alcove shelving units. Double glazed bay window to front with fitted shutter blinds. Sunken spotlights.



ALTERNATE VIEW OF LOUNGE



BEDROOM FOUR

12'7 x 9'10

Wood effect flooring. Radiator. Fitted alcove shelving units. Open wardrobe hanging space. Double glazed window to rear. Sunken spot lights.



KITCHEN/DINER

21'3 x 10'11 max

Fitted with a range of white gloss fronted units comprising; Laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Range cooker space with fitted stainless steel extractor hood above. Integrated fridge freezer. Integrated dishwasher (appliances not tested). Tiled splash backs. Wood effect flooring. Sunken spot lights. Radiator. Two double glazed windows to side. Multi panel glazed double doors to Sitting Room.



KITCHEN AREA VIEW



DINING AREA VIEW



SITTING ROOM

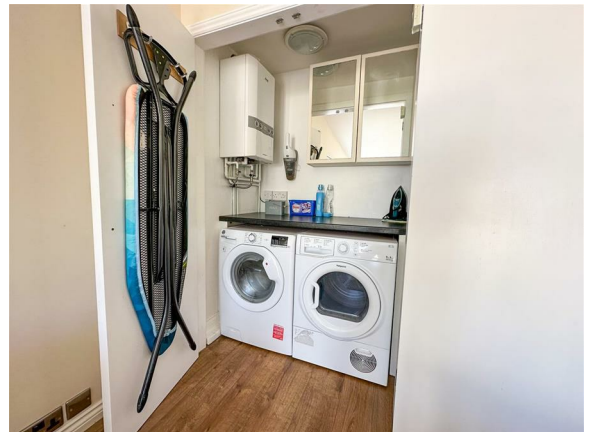
17'10 max x 9'11

Wood effect flooring. Two radiators. Double glazed window to side. Sliding double glazed patio doors to rear garden. Double doors onto Utility Cupboard.



UTILITY CUPBOARD

Laminated work surfaces with space and plumbing below for washing machine and tumble dryer. Wall mounted gas combination boiler serving hot water and central heating system (not tested).



FIRST FLOOR LANDING

Sunken spot lights. Loft access. Radiator. Doors to;



BEDROOM ONE

16'8 to wardrobes x 13'4 into bay

Wood effect flooring. Wall to wall fitted wardrobes with cupboards above. Additional built in storage cupboard. Radiator. Sunken spot lights. Double glazed bay window to front. Additional double glazed window to front which are both fitted with shutter blinds.



BEDROOM TWO

12'7 x 8'10

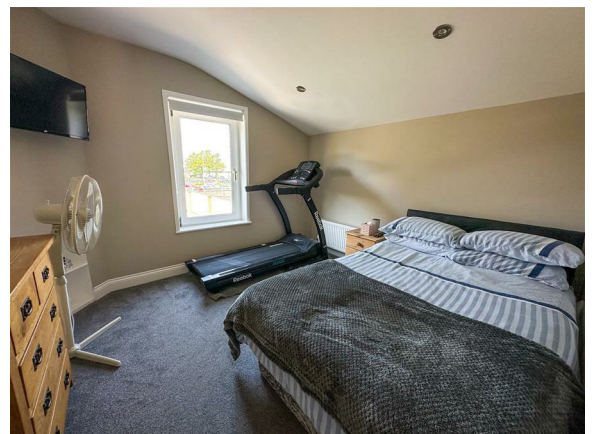
Radiator. Fitted alcove shelving units. Fitted wardrobe hanging space. Sunken spot lights. Double glazed window to rear.



BEDROOM THREE

10'10 x 10'1

Radiator. Sunken spotlights. Double glazed window to rear.



BATHROOM

Fitted with a modern three piece suite comprising of; Panelled bath with mixer tap and shower attachment. Vanity hand wash basin with cupboards below. Independent shower cubicle with fully tiled walls. Tiled flooring. Fitted double towel/linen cupboard. Radiator. Sunken spot lights. Double glazed window to side.



SEPERATE W.C

Fitted with a white suite comprising; Low level W.C with integrated cistern wash hand basin and mixer tap above. Radiator. Double glazed window to side.



OUTSIDE FRONT

Block paved driveway providing off street parking. Gate giving side pedestrian access to;



OUTSIDE REAR

Approximately 62' rear garden. Mainly laid to lawn with large wooden decked patio area. Enclosed by wood panel fencing and part brick wall. Additional block paved area to rear of garden. Brick built Work Shop



ALTERNATE VIEW OF GARDEN



WORK SHOP

12'1 x 8'10

Power and light connected. Windows to front and side. Access door from garden.



JE 06/23

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.

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): TBC

Non-Standard Property Features To Note:





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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