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Sheen's
The Action Agents



Crown Road Clacton-On-Sea, CO15 1AU

Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE located in the popular "Royals" area of Clacton-on-Sea. The property benefits from a Conservatory as well as an 100' south facing rear garden providing excellent potential to extend subject to planning permission. The property is located approximately one mile of Clacton-on-Sea's town centre, mainline railway station and seafront. An internal inspection is highly recommended to appreciate the accommodation on offer.

- Three Bedrooms
- 25' x 9'11 Lounge Diner
- 11' x 8'5 Kitchen
- 10'6 x 10'4 Conservatory
- Three Piece Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- South Facing Rear Garden
- Garage & Off-Street Parking
- EPC Rating D



Price £290,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC sliding door leading to;

ENTRANCE PORCH

Double glazed window to front. Wooden glazed door leading to;

ENTRANCE HALL

Stairflight to first floor. Understairs storage. Radiator. Glazed window to front. Door to;



LOUNGE DINER

25' x 9'11"

Inset wood log burner. Radiator. Double glazed window to front. UPVC double glazed sliding door leading to Conservatory. Open access to;



KITCHEN

11' x 8'5

Modern fitted kitchen suite comprising; Laminated square edge work surfaces with inset single drainer sink unit with stainless steel mixer tap. Inset four ring electric hob with extractor hood above. Inset oven with integrated grill above. All appliances not tested. Space and plumbing for dishwasher. Space for fridge freezer. Part tiled. Double glazed window to rear.



CONSERVATORY

10'6 x 10'4

Fully double glazed with UPVC double glazed French doors leading to rear garden.



FIRST FLOOR LANDING

Loft access. Double glazed window to side. Door to;

BEDROOM ONE

13'5 x 10'

Storage cupboard. Radiator. Double glazed window to front.



BEDROOM TWO

10'11 x 10'

Radiator. Double glazed window to rear.



BEDROOM THREE

8'6 x 5'7

Radiator. Double glazed window to front.



BATHROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted shower head and showerhead attachment above. Fully tiled. Heated towel rail. Double glazed window to rear.



OUTSIDE - FRONT

Hard standing area providing off street parking for vehicle. Side pedestrian access leading to outside rear and to garage.



OUTSIDE - REAR

Approx 100' south facing rear garden. Mainly laid to lawn with remainder being patio paved. Enclosed by panelled fencing. Side pedestrian access leading to front.



GARAGE

Up and over door. Personal door leading to rear garden.

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

BA 05/24

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

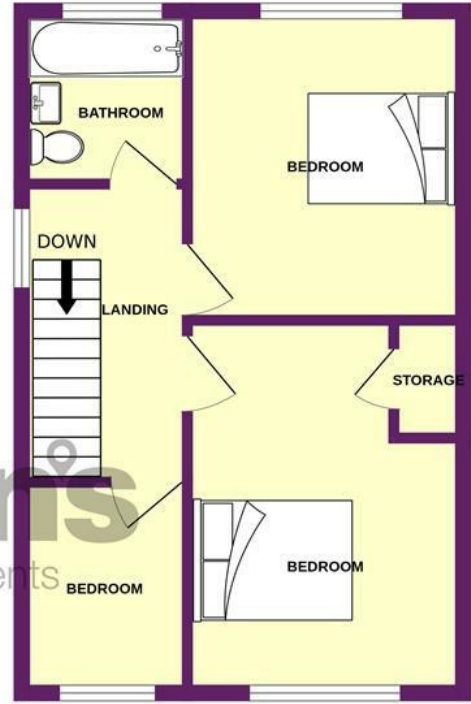
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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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