



Cloes Lane Clacton-On-Sea, CO16 8AG

Located in this established non-estate location in the Essex coastal town of Clacton-on-Sea is this TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE. The property has a beautiful established 62' west facing rear garden and in the valuers opinion offers spacious accommodation throughout. Local shopping amenities are located 250 metres at Bockings Elm, with Clacton's town centre, sea front and mainline railway station within one and a half miles. An early viewing is advised to appreciate the accommodation on offer.

- Two Double Bedrooms
- 21'4 x 10'5 Lounge/Diner
- 9'1 Fitted Kitchen
- 9'11 x 7'8 Garden Room
- Modern Shower Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- Car Port & Off Road Parking
- Approx 62' West Facing Garden
- EPC Rating D & Council Tax B



Price £229,995 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE PORCH

Further glazed entrance door with glazed side panel to;



ENTRANCE HALLWAY

Stairflight to first floor with built in understairs storage cupboard.
Radiator. Doors to;



KITCHEN

9'1 x 8'2

Fitted with a range of white gloss laminate fronted units comprising Laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Cooker space. Space and plumbing for washing machine. Inset single drainer stainless steel sink unit with mixer tap. Tall fridge freezer space. Tiled splashbacks. Wood effect flooring. Double glazed window to side. Double glazed window and door to rear garden.



LOUNGE/DINER

21'4 x 10'5

Wood effect flooring. Radiator. Double glazed window to front.
Double glazed sliding patio doors to;



ALTERNATE VIEW OF LOUNGE/DINER



SUN ROOM

9'11 x 7'8

Single glazed sun room with glazed door to rear garden.



FIRST FLOOR LANDING

Loft hatch. Built in storage cupboard. Double glazed window to side. Doors to;



BEDROOM ONE

12'10 x 9'9

Two built in double wardrobes. Additional walk-in storage cupboard measuring 5'10 x 2'11. Double glazed window to front.



BEDROOM TWO

10'5 x 9'4

Radiator. Built in double wardrobe. Double glazed window to rear.



SHOWER ROOM

8'2 x 5'6

Independent double shower cubicle with wall mounted shower (not tested). Pedestal wash hand basin. Low level W.C. Fully tiled walls. Radiator. Wood effect flooring. Two double glazed windows to rear.



OUTSIDE - FRONT

Mainly laid to lawn with small brick wall. Hard standing area providing off street parking leading to car port. Gate leading to rear garden.

CAR PORT

19'4 x 8'11

OUTSIDE - REAR

62' west facing rear garden. Paved patio area. Remainder laid to lawn with mature flower and shrub borders. Timber storage shed. 8'11 x 4'. Brick built shed with power and light connected and is currently being used for additional freezers, tumble dryer and storage with single glazed window to rear. Enclosed by panelled fencing. Additional storage shed to rear.



ALTERNATE VIEW OF GARDEN



JE 0624

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:

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

Non-Standard Property Features To Note:

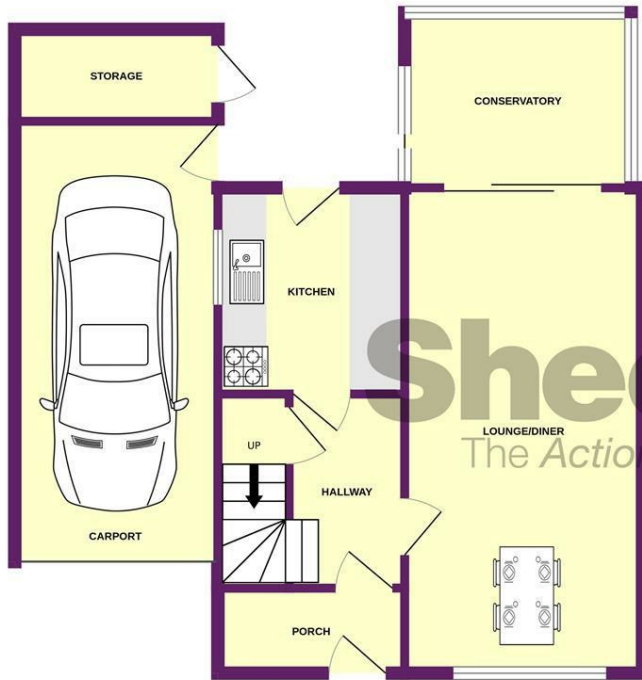
Particular Disclaimer

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

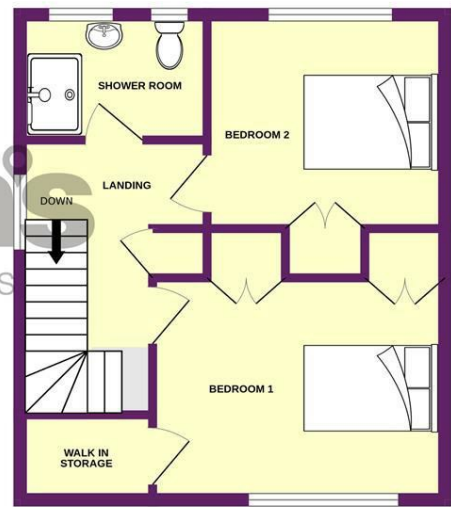
taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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 Metropix ©2024

Selling properties... not promises

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

Sheen's
The Action Agents