

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Cotswold Road Clacton-On-Sea, CO15 3RP

Having undergone an extensive programme of modernisation by the owner, Sheen's are pleased to offer for sale this, THREE BEDROOM, THREE RECEPTION ROOMED EXTENDED SEMI-DETACHED HOUSE. The property is located within one and a quarter mile of local shopping amenities at Great Clacton, and with Clacton-on-Sea's town centre, seafront and mainline railway station approximately one mile away.

- **Three Bedrooms**
- **13'7 max Lounge**
- **15'9 max Dining Room**
- **Modern Fitted Kitchen**
- **11'2 max Sitting Room**
- **Family Bathroom**
- **Double Glazed Windows**
- **Gas Central Heated**
- **Council Tax Band C**
- **EPC Rating TBC**



Price £270,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALLWAY

Stairflight to first floor. Radiator, Door to;

LOUNGE

14' into bay x 12'

Double glazed bay window to front. Two designer radiators. Cast iron fireplace.



DINING ROOM

15'9 max x 8'4

Double glazed window to side. Double glazed door leading to side. Radiator. Door to;



KITCHEN

14' x 12'

Modern fitted kitchen comprising of; Laminated rolled edge work surfaces with inset one and a half bowl stainless steel single drainer sink unit. Inset four ring gas hob with oven under and extractor hood over. All appliances not tested. Plumbing and space for washing machine and fridge freezer. Wall mounted gas boiler in cupboard (not tested). Selection of matching high gloss white units at floor level. Featured brick effect walls and splash backs. Radiator. Double glazed window to side. Open access to;



SITTING ROOM

11'2 x 9'3

Double glazed window to side. Double glazed patio doors leading to garden. Radiator. Door to;



GROUND FLOOR CLOAKROOM

Comprising; Low level W.C. Wall mounted hand wash basin with tiled splash backs. Double glazed window to side.



FIRST FLOOR LANDING

Radiator. Loft access - of which the owner has informed us is fully boarded with power and light connected. Doors to;

BEDROOM ONE

15'9 x 13'8 into bay max

Double glazed bay window to front. Further double glazed window to front. Radiator.



BEDROOM TWO

12' max x 9'2

Radiator. Double glazed patio doors to rear.



BEDROOM THREE

9'8 x 8'4

Radiator. Double glazed window to side.



BATHROOM

Modern white suite comprising of; Low level W.C. Vanity hand wash basin with cupboards under. 'P' shaped bath with wall mounted shower (not tested). Radiator, PVC panelled walls. Double glazed window to side.



OUTSIDE - REAR

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



OUTSIDE - FRONT

Enclosed by small brick wall. Patio paved.

LE 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: C

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:

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



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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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