

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



## Coulsdon Close Clacton-On-Sea, CO16 8FN

Offered with No Onward chain on the popular 'Cann Hall' development on the outskirts of Clacton-on-Sea is this TWO BEDROOM MID-TERRACED HOUSE. The property is presented to move in condition with newly fitted carpets and modern kitchen & Bathroom suite. Clacton's town centre, sea front and mainline railway station are located within two miles. An early viewing is strongly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'9 x 12'7 Lounge
- 7'5 Fitted Kitchen
- Modern Three Piece Bathroom
- Double Glazed Windows
- Allocated Parking Space
- Rear Garden
- Ideal First Time/Buy To Let Purchase
- No Onward Chain
- EPC Rating D & Council Tax B



**Offers In Excess Of £180,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed wooden entrance door to:

### ENTRANCE HALLWAY

Built in storage cupboard. Solid wood panel doors to Kitchen & Lounge



### KITCHEN

7'5 x 7'4

Fitted with a range of Laminate fronted units. Laminated rolled edge work surfaces with cupboards below. Range of matching wall mounted units. Inset four ring electric ceramic hob with under counter inset electric oven (not tested). Inset single drainer stainless steel sink unit with mixer tap. Tiled splash backs. Wood effect flooring. Tall fridge/freezer space. Space and plumbing for washing machine. Double glazed window to front.



## LOUNGE

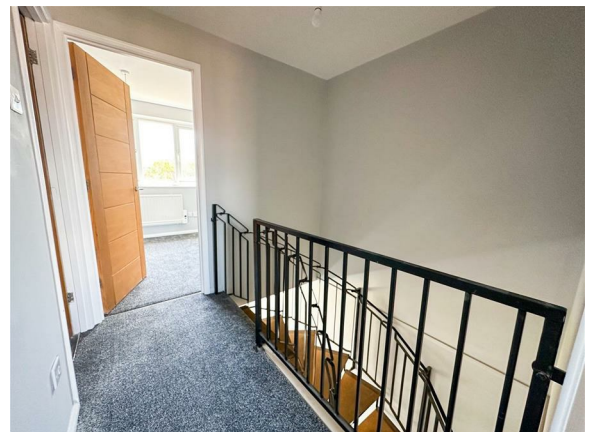
15'9 x 12'7

Spiral stair flight to first floor. Wall mounted electric heater (not tested). Double glazed window and door to rear garden.



## FIRST FLOOR LANDING

Solid wood panel doors to:



### BEDROOM ONE

12'7 x 8'2

Wall mounted electric radiator (not tested). Double glazed window to rear.



### BEDROOM TWO

12'7 x 7'6 max

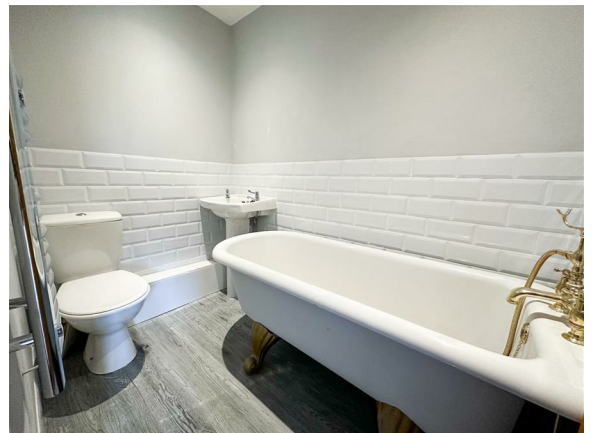
Built in airing cupboard. Loft access. Wall mounted electric radiator (not tested).



## BATHROOM

7'2 x 4'7

Fitted with a modern white three piece suite. Comprises roll top bath with ornate decorative feet and mixer tap with shower attachment. Pedestal wash hand basin. Low level W.C. Part tiled walls. Chrome effect heated towel rail. Wood effect flooring.



## OUTSIDE - FRONT

The property is positioned in a walkway setting and benefits from a lawned front garden. Allocated parking space. Gate to rear of garden with access to garden.





## OUTSIDE - REAR

Paved patio area. Remainder laid to lawn with flower and shrub borders.



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

## 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.

## Accommodation Comprises

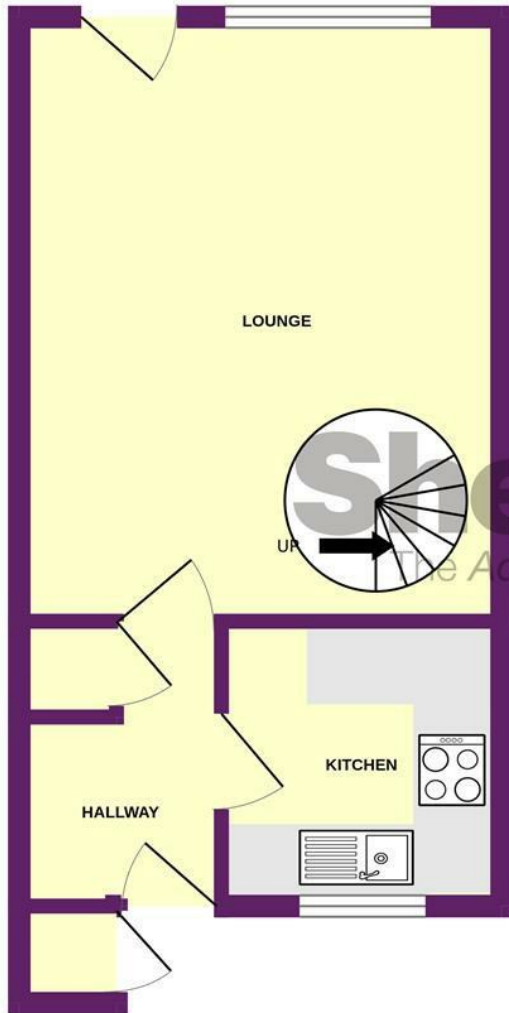
The accommodation comprises approximate room sizes:

## Draft Details

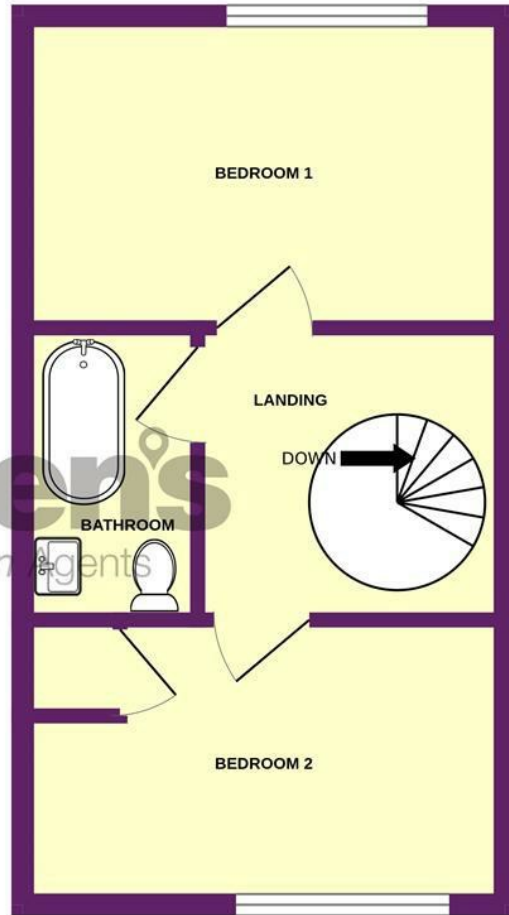
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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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