



Anchor Road Clacton-On-Sea, CO15 1HT

Sheen's Estate Agents are pleased to offer for sale this **THREE BEDROOM DETACHED HOUSE** located in an established non-estate position. The property is conveniently situated within a quarter of a mile of Clacton-on-Sea's town centre and approximately half a mile to the mainline railway station and sea front. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **15'6 x 12'1 Lounge**
- **11'7 x 7'7 Kitchen**
- **13'9 x 10'7 Dining Room**
- **Four Piece Bathroom Suite**
- **Fully Double Glazed**
- **Gas Central Heated (n/t)**
- **Off Road Parking**
- **Council Tax Band C**
- **EPC Rating TBC**



Price £260,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

ENTRANCE HALL

Stairflight to first floor. Understairs storage cupboard. Double glazed window to front. Door to;

LOUNGE

15'6 into bay x 12'1

Inset electric feature fireplace with wooden fire surround (not tested). Radiator. Double glazed bay window to front. Open access to;



DINING ROOM

13'9 x 10'7

Radiator. UPVC double glazed sliding door leading to rear garden. Open access to;



KITCHEN

11'7 x 7'7

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Space for gas cooker with extractor hood above (not tested). Integrated fridge and freezer. Fully tiled. Storage cupboard housing wall mounted gas boiler (not tested). Selection of white gloss fronted wall units with cupboards and drawers at both eye and floor level. Double glazed window to rear.



GROUND FLOOR W.C

Comprises; Low level W.C. Corner wall mounted hand wash sink basin with stainless steel mixer tap. Double glazed window to side.

FIRST FLOOR LANDING

Double glazed window to side. Doors to;

BEDROOM ONE

13' x 10'1

Radiator, Double glazed window to front.



BEDROOM TWO

13'5 x 10'7

Radiator, Double glazed windows to rear.



BEDROOM THREE

10' x 8'

Storage cupboard. Radiator. Double glazed window to front.



BATHROOM

Four piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step-in shower cubicle with wall mounted shower head attachment above. Bath with stainless steel mixer tap. Fully tiled. Heated towel rail. Double glazed windows to side and rear.



OUTSIDE - FRONT

Hard standing area providing off street parking. Side pedestrian access leading to rear.



OUTSIDE - REAR

Enclosed by panelled fencing. Patio paved with remainder being stone shingled and laid to lawn. Enclosed by panelled fencing. One wooden storage shed. Side pedestrian access leading to front.



BA 0724

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: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone & Broadband): N/A

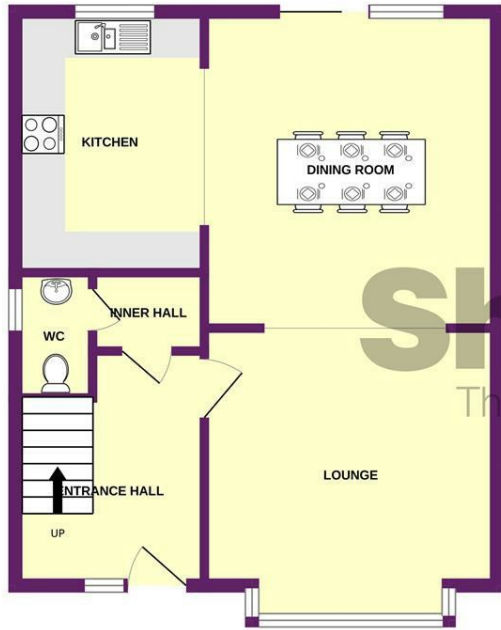
Non-Standard Property Features To Note: N/A

Particular Disclaimer

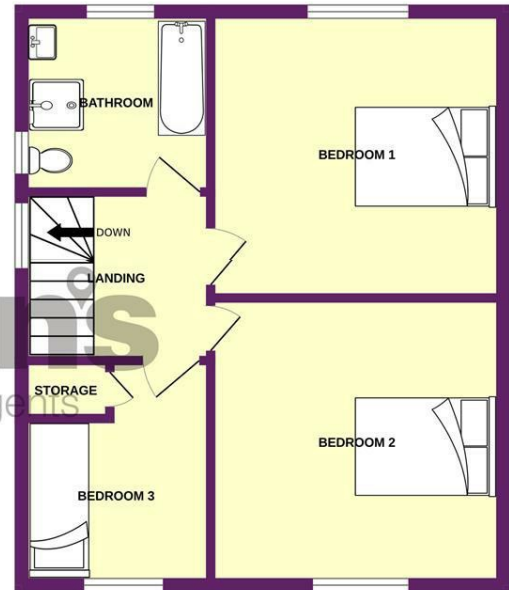
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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