



Hampstead Avenue Clacton-On-Sea, CO16 7HE

Located on the popular 'Wheatlands' development is this EXTENDED FOUR BEDROOM, THREE RECEPTION ROOM SEMI-DETACHED HOUSE which has undergone extensive modernisations by the current vendor over recent years. The property is situated within three quarters of a mile of Great Clacton's shopping facilities and approximately one and a quarter miles from Clacton's town centre, sea front and mainline railway station. An early internal inspection is strongly advised to appreciate the accommodation and decor on offer.

- **Four Bedrooms**
- **Modern En-Suite & Family Bathrooms**
- **Ground Floor Cloakroom**
- **20'8 x 12'9 Lounge**
- **13' x 9'4 Sitting Room**
- **10'4 x 9'8 Dining Room**
- **10'5 x 10'4 Kitchen**
- **38' Rear Garden**
- **Garage & Parking**
- **EPC Rating TBC & Council Tax B**



Price £315,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Doors to Lounge, Sitting Room & Ground Floor Cloakroom.
Double glazed door to garden.



GROUND FLOOR CLOAKROOM

Fitted with a modern white suite. Comprises concealed cistern
low level W.C. Vanity wash hand basin with cupboards below.
Part tiled walls. Radiator. Double glazed window to rear.



LOUNGE

20'8 x 12'9

Dado rail. Radiator. Stair flight to first floor. Double glazed window
to front and side. Open access to Dining Room.



ALTERNATE VIEW OF LOUNGE



DINING ROOM

10'4 x 9'8

Dado rail. Radiator. Double glazed window to front. Multi panel glazed door to Kitchen.



KITCHEN

10'5 x 10'4

Fitted with a range of wood effect laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring electric ceramic hob with concealed extractor hood above. Inset high level double oven. Integrated dishwasher. Integrated fridge/freezer (all appliances not tested). Tall larder units. Tiled splash backs. Built in under stairs storage cupboard. Double glazed internal window and multi panel glazed door to Sitting Room.



SITTING ROOM

13' x 9'4

Corner utility area with laminated rolled edge work surface with space and plumbing for washing machine and tumble dryer. Radiator. Double glazed sliding patio doors to rear garden. Further door to Hallway.



FIRST FLOOR LANDING

Built in cupboard housing gas combination boiler serving hot water and central heating systems (not tested). Loft access. Doors to:



BEDROOM ONE

13' x 9'

Radiator. Double glazed window to rear. Built in double wardrobe. Sliding door to En-Suite Shower Room.



EN-SUITE SHOWER ROOM

Fitted with a modern three piece white suite. Comprises independent shower cubicle. Vanity wash hand basin with cupboards below. Fully tiled walls. Tiled flooring. Double glazed window to rear.



BEDROOM TWO

12'5 x 11'11" plus door recess

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



BEDROOM THREE

13' x 9'2

Built in double wardrobe. Additional built in single cupboard. Radiator. Double glazed window to front.



BEDROOM FOUR

8'6 x 8'6 max

Built in storage recess. Radiator. Double glazed window to side.



BATHROOM

Fitted with a modern three piece white suite. Comprises panel bath with central mixer taps, wall mounted shower and glazed shower screen, Pedestal wash hand basin. Low level W.C. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Light Tunnel style sky light.



OUTSIDE - FRONT

The property is set in a shared Mews position with access to allocated parking and garage with up and over door (Garage is the right hand side). Part enclosed by brick wall and railing detailing. Access to front door along with side pedestrian gate access to rear garden.



GARAGE & PARKING

15'11 x 8'5 Garage. Allocated parking space to the side of Garage.



OUTSIDE - REAR

Approx 38' rear garden. Mainly laid to lawn with paved patio area. Enclosed by panel fencing.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

JE 0824

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.

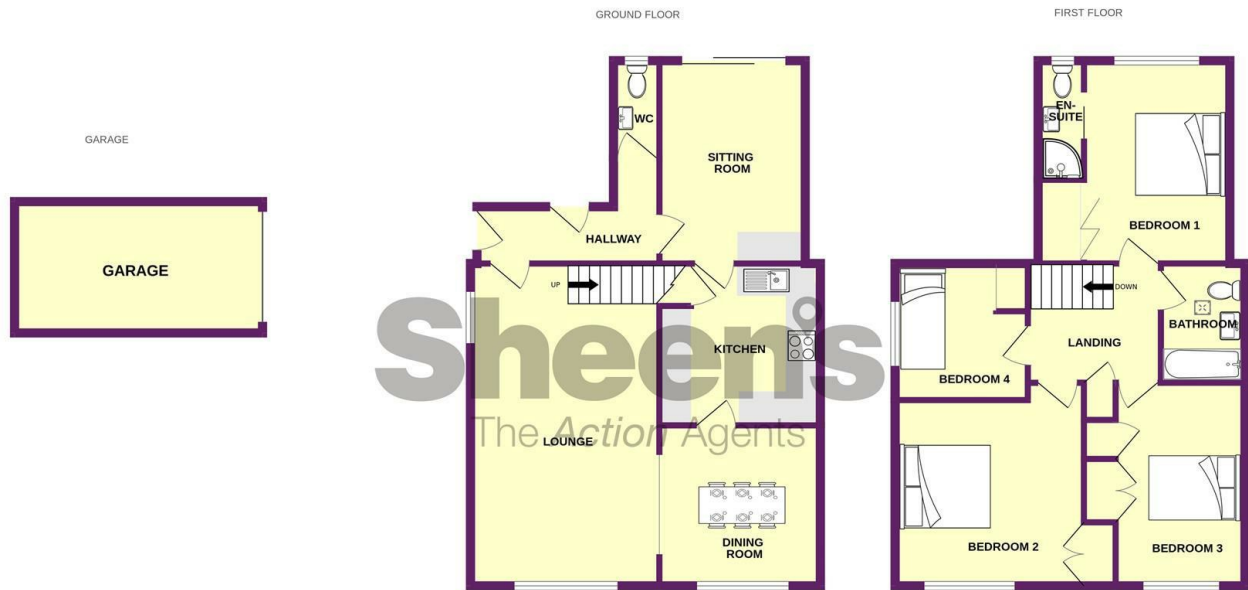
Particular Disclaimer

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

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





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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