

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



## Second Avenue Weeley, CO16 9HX

This impressive FOUR BEDROOM, TWO RECEPTION ROOM, DETACHED FAMILY HOME is located in the sought after Essex Village of Weeley. An ideal location to enjoy both town and country, the property is situated just half a mile from Weeley mainline railway station with easy access onto the A133, A120 and A12 respectively. The seaside town of Clacton-on-Sea is positioned within seven miles with the historic town of Colchester around 12 miles away. The property is immaculately presented and an early inspection is highly advised to appreciate the garden and accommodation on offer.

- Four Bedrooms
- En-Suite & Family Bathrooms
- Two Reception Rooms
- 14'2 Fitted Kitchen
- Ground Floor W.C.
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- 42' Southerly Facing Garden
- Rural Views To Rear
- EPC Rating TBC & Council Tax D



**Price £375,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Leaded light effect double glazed entrance door to:

### ENTRANCE HALLWAY

Stair flight to first floor. Built in under stairs storage cupboard. Leaded light effect double glazed window to side. Dado rail. Radiator. Doors to Ground Floor W.C, Kitchen & Lounge.



### GROUND FLOOR W.C.

Fitted with a cream colour suite. Comprises low level W.C. Wash hand basin. Fully tiled walls. Radiator. Leaded light effect double glazed window to front.



### LOUNGE

14'6 x 9'10

Dado rail. Radiator. Leaded light effect double glazed window to front. Part glazed double doors opening onto Dining Room.



## DINING ROOM

14'3 x 9'8

Dado rail. Radiator. Double glazed sliding patio doors to rear garden. Open access to Kitchen.



## KITCHEN

14'2 x 6'10

Fitted with a range of Birch wood effect panel fronted units. Comprises wood effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Under counter fridge space. Inset four ring ceramic electric hob with extractor hood above and under counter oven below. Tiled splash backs. Radiator. Leaded light effect double glazed window and door to rear garden.



## FIRST FLOOR LANDING

Radiator. Dado rail. Built in storage cupboard. Loft access. Doors to:



## BEDROOM ONE

14'3 x 9'10

Built in wardrobes and dresser unit. Radiator. Leaded light effect double glazed window to rear with rural views over garden. Door to En-Suite.



## VIEWS TO REAR FROM BEDROOM ONE



## EN-SUITE

Fitted with a three piece cream colour suite. Comprises independent shower cubicle. Low level W.C. Wash hand basin. Part tiled walls. Radiator. Leaded light effect double glazed window to side.



## BEDROOM TWO

11'4 x 9'11

Radiator. Leaded light effect double glazed window to front.



## BEDROOM THREE

14' x 8'9

Radiator. Leaded light effect double glazed window to front.



## BEDROOM FOUR

9'9 x 6'9

Radiator. Leaded light effect double glazed window to rear with rural views over garden.



## BATHROOM

Fitted with a three piece cream colour suite. Comprises panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Radiator. Leaded light effect double glazed window to front.



## OUTSIDE - FRONT

The property benefits from a large block paved front garden which provides parking for numerous vehicles. 17 x 8'10 Garage with up and over door - Power and light connected. Gate gives side pedestrian access to:



## OUTSIDE - REAR

Approx 42' Southerly facing rear garden. Mainly laid to lawn. Array of flowers and shrubs. Paved patio area. Timber storage shed. Enclosed by panel fencing. Leaded light effect double glazed personal door to garage.



## RURAL OUTLOOK TO REAR



## ALTERNATE VIEW OF GARDEN



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

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 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.

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### Particular Disclaimer

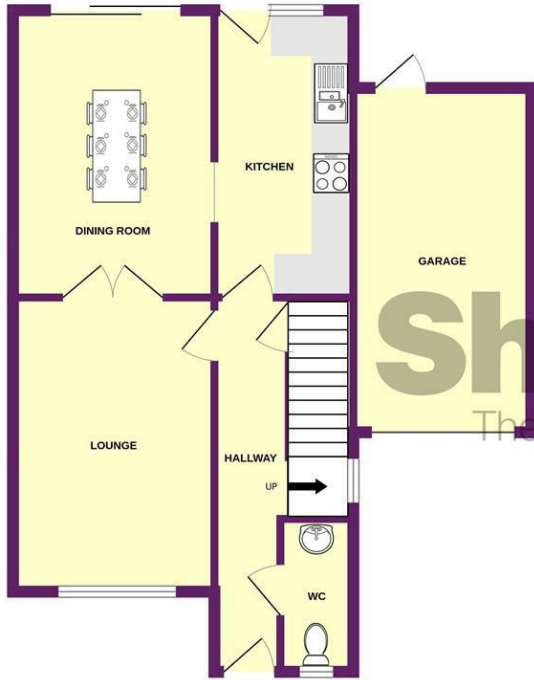
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

### Draft Details

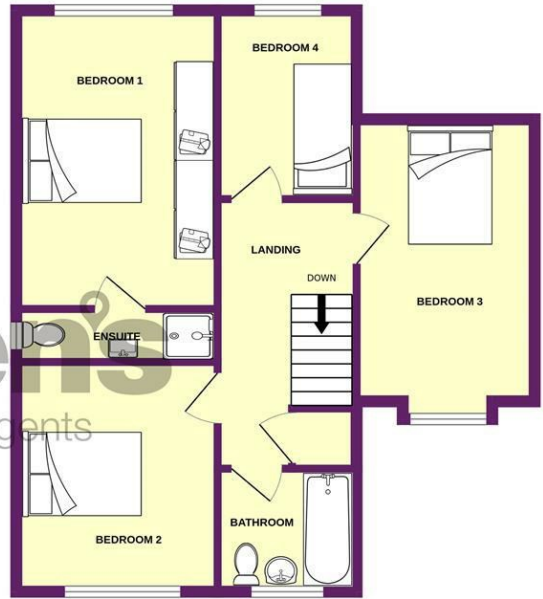
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



1ST FLOOR



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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