

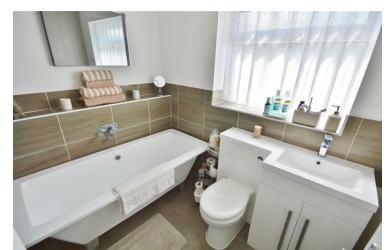


## Rosecroft Close Clacton-On-Sea, CO15 4RE

Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM, THREE RECEPTION ROOM SEMI-DETACHED HOUSE located in the popular Great Clacton area. Local shopping amenities in Great Clacton are positioned approximately a quarter of a mile away, with Clacton-on-Sea's town centre, seafront and mainline railway station approximately one and three quarters of a mile away. A viewing is highly recommended to appreciate the accommodation on offer.

- Three Bedrooms
- 17'8 x 11'6 Lounge
- 14'7 x 8'5 Kitchen
- 11'8 x 10'8 Dining Room
- Four Piece Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- Off Street Parking
- Council Tax Band C
- EPC Rating E

**Price £279,995 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

### ENTRANCE HALL

Understairs storage. Open access to Inner Hall and open access to;



### KITCHEN

14'7 x 8'5

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset stainless steel sink unit with stainless steel mixer tap. Inset four ring gas hob with extractor hood above. Integrated double oven. Integrated dishwasher. All appliances not tested. Space for fridge and freezer. Selection of white gloss fronted wall units with cupboards and drawers at both eye and floor level. Tiled splash backs. Storage cupboard housing wall mounted gas combination boiler (not tested). Double glazed windows to front and side.



## INNER HALL

Stairflight to first floor. Radiator. Door to;

## LOUNGE

17'8 x 11'6

Radiator. Double glazed window to front. Open access to;



## DINING ROOM

11'8 x 10'8

Two radiators. Double glazed windows to rear. UPVC double glazed door leading to;



## CONSERVATORY

11'8 x 8'2

Fitted white gloss fronted units with a laminated rolled edge work surface with inset stainless steel single bowl sink unit with stainless steel mixer tap. Space and plumbing for washing machine. Double glazed window to side. UPVC double glazed sliding door to rear garden.



## BATHROOM

Four piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Free standing bath with stainless steel mixer tap above. Step-in shower cubicle with wall mounted shower head attachment above. Half tiled. Radiator. Double glazed window to rear.



## FIRST FLOOR LANDING

Loft access. Double glazed window to side.

## BEDROOM ONE

11'4 x 10'2

Radiator. Double glazed window to rear.



### BEDROOM TWO

11'5 x 10'2

Radiator. Double glazed window to front.



### BEDROOM THREE

9'6 x 7'9

'L' shaped bedroom. Radiator. Double glazed window to side.



### FIRST FLOOR W.C

Comprising. Low level W.C. Wall mounted hand wash sink basin.

### OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles. Remainder being stone shingled. Side pedestrian access leading to front entrance as well as access to the outside rear.



## OUTSIDE - REAR

Patio paved with remainder being laid to lawn. Additional raised decked area. Enclosed by panelled fencing. Border are lined with flowers and shrubs. Garage. Greenhouse. Side pedestrian access to front.



## GARAGE

Up and over door.

## BA 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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### 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): TBC

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.

### 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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