

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



Wellesley Road Clacton-On-Sea, CO15 3PP

INVESTMENT OPPORTUNITY -
This SIX BEDROOM SEMI DETACHED HOUSE has been converted into two flats. Both Flats are currently tenanted and provides a £18,000 per annum Income (6.31% return at the asking price). The property is located within quarter of a mile of Clacton's town centre, sea front and mainline railway station.

- Two Flats
- Buy to Let Investment
- Three Bedroom Gound Floor Flat
- Four Bedroom First Floor Flat
- £18,000pa Income
- Parking
- Town Centre Location
- Council Tax Bands: B
- Ground Floor EPC: D
- First Floor EPC: E



Price £285,000 Freehold

GROUND FLOOR MAISONETTE

Private double glazed entrance door to;

ENTRANCE HALLWAY

Storage cupboard. Doors to;

BEDROOM ONE

12'8 x 11'5 into bay

Three radiators. Double glazed window to front.



BEDROOM TWO

12'9 x 10'5

Radiator. Double glazed window to side.



LOUNGE

20' max x 11'7

Three radiators. Ornamental fireplace. Door to kitchen. Door to;



INNER HALLWAY

Doors to;

BEDROOM THREE

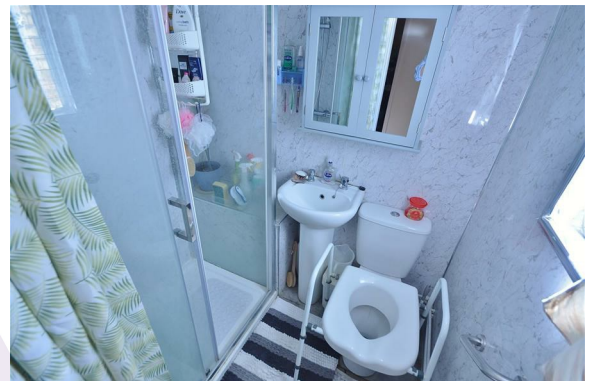
10'6 x 5;2

Radiator. Double glazed window to side.



SHOWER ROOM

Modern white suite comprising of; Low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower (not tested). Marble effect panelled walls. Double glazed window to side.



KITCHEN

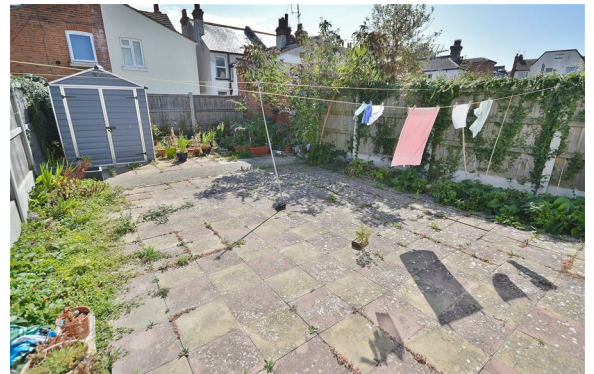
15'6 x 10'9 reducing to 8'5

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for washing machine, fridge freezer and cooker. Wall mounted gas boiler (not tested). Selection of matching beech effect cupboards and drawers at both eye and floor level. Tiled splash backs. Radiator. Double glazed patio doors leading to garden.



GARDEN

Low maintenance rear garden being patio paved. Enclosed by panelled fencing. Side pedestrian access to front via side gate.



FIRST FLOOR FLAT

Part glazed entrance door to;

ENTRANCE HALL

Stairflight to first floor.

FIRST FLOOR LANDING

Radiator. Stairflight to second floor. Storage cupboard. Doors to;

LOUNGE

15' 4 max x 11'4

Radiator. Double glazed window to front.



KITCHEN

13'5 reducing to 10'6 x 11'5

Comprising; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring gas hob with oven under (not tested). Plumbing and space for washing machine, fridge freezer and dishwasher. Wall mounted gas boiler (not tested). Selection of matching cupboards and drawers at both eye and floor level. Tiled splash backs. Radiator. Double glazed window to rear.



BEDROOM ONE

12'3 x 11'4

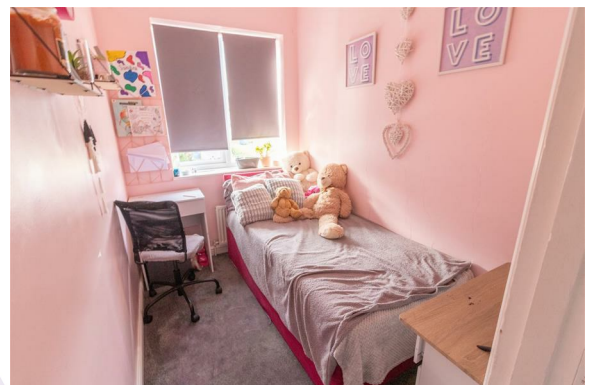
Double glazed window to side. Radiator.



BEDROOM TWO

8'8 x 5'10

Double glazed window to front. Radiator.



BATHROOM

Fully tiled bathroom suite comprising of; Wall mounted hand wash basin. Corner bath. Radiator. Fully tiled walls. Double glazed window to side.



SEPARATE W.C

Low level W.C. Fully tiled walls. Double glazed window to side.



SECOND FLOOR LANDING

Doors to;

BEDROOM THREE

14'8 x 5'1

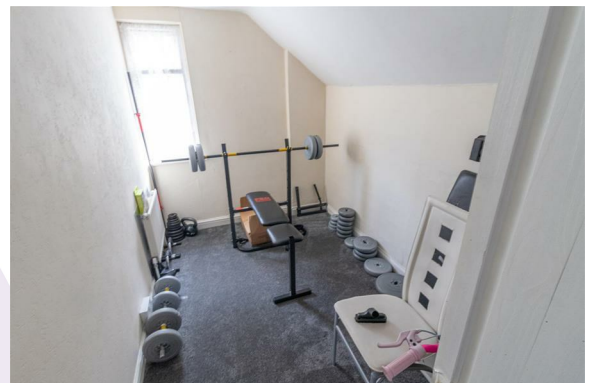
Double glazed window to side. Radiator.



BEDROOM FOUR

11'4 x 6'6

Double glazed window to side. Radiator.



OUTSIDE - FRONT

Driveway providing off street parking.

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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 10A: B Council Tax Band 10: B

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

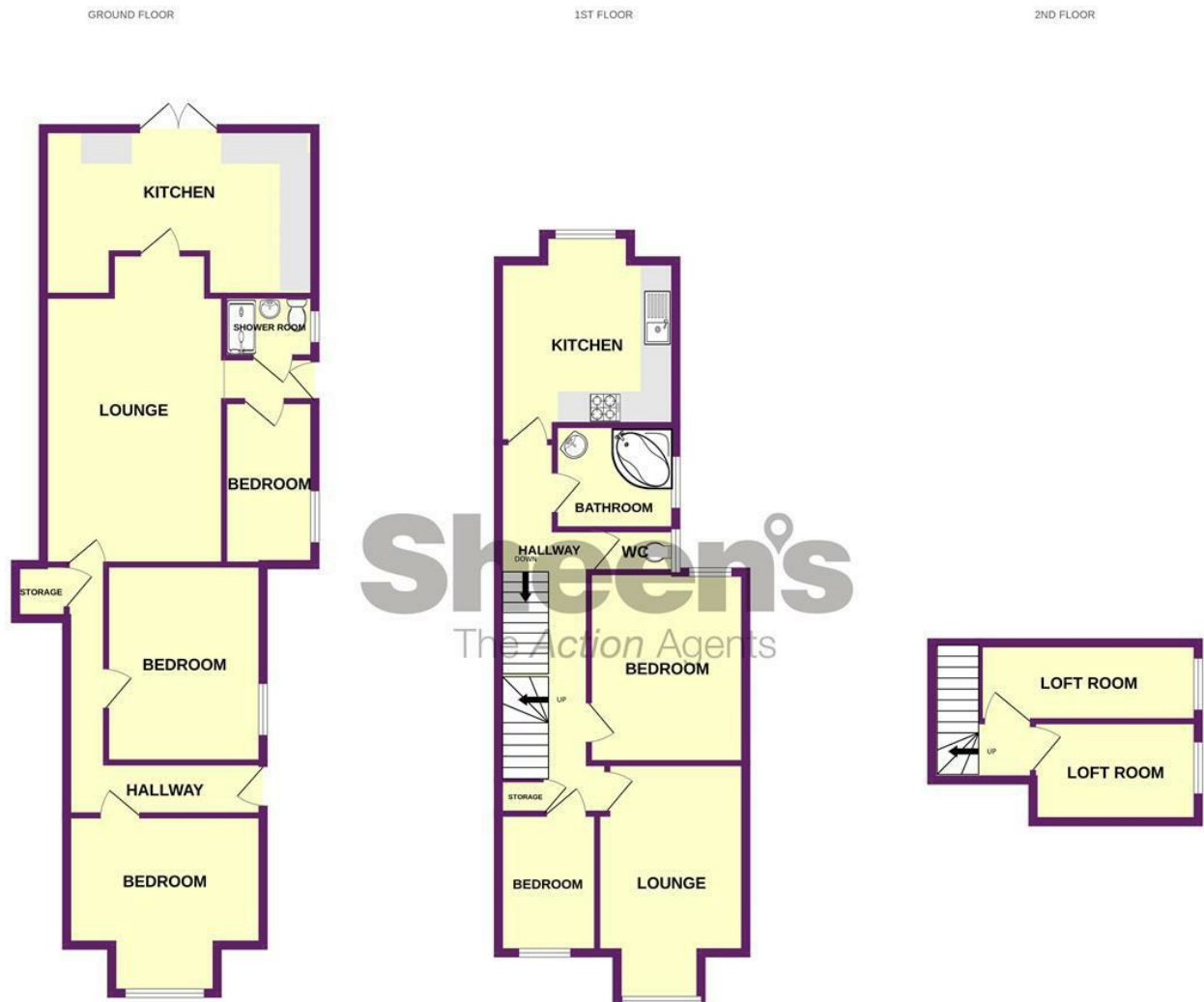
Particular Disclaimer

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





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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