

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



Carrs Road Clacton-On-Sea, CO15 3EU

Being offered with NO ONWARD CHAIN, Sheen's are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE. The property is located approximately one mile of Clacton-on-Sea's town centre, seafront and mainline railways station.

- Three Bedrooms
- 14' max Lounge
- 19'3 Kitchen Diner
- Family Bathroom
- Double Glazed Windows
- Gas Central Heated (n/t)
- Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating C

Price £235,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALLWAY

Stairflight to first floor. Radiator. Double glazed window to side. Doors to;

LOUNGE

14'4 into bay x 12'6

Double glazed bay window to front. Radiator. Open fireplace with timber surround.



KITCHEN DINER

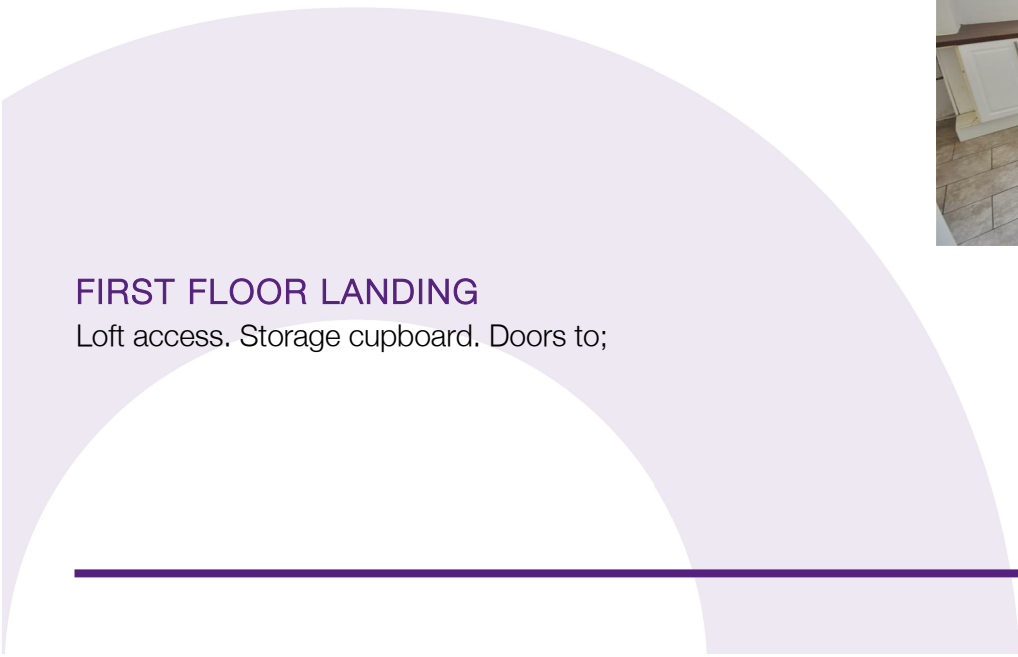
19'3 x 12'4

Comprises; Laminated rolled edge work surfaces with inset one and a half bowl stainless steel single drainer sink unit. Inset four ring gas hob with oven under and extractor over. All appliances not tested. Plumbing and space for washing machine and fridge freezer. Tiled splash backs. Selection of matching high gloss units at both eye and floor level. Radiator, Double glazed window to side. Double glazed window to rear. Double glazed patio door leading to garden.



FIRST FLOOR LANDING

Loft access. Storage cupboard. Doors to;



BEDROOM ONE

12'4 x 10'5 into wardrobes

Double glazed window to rear. Radiator. Built in sliding door wardrobes.



BEDROOM TWO

11' x 10'5 into wardrobes

Double glazed window to front. Radiator. Fitted sliding door wardrobes.



BEDROOM THREE

8'5 x 7'9

Double glazed window to front. Radiator.



BATHROOM

Four piece bathroom suite comprising of; Panelled bath. Independent shower cubicle with wall mounted electric shower (not tested). Fully tiled walls. Storage cupboard with wall mounted gas boiler (not tested). Heated towel rail. Double glazed window to rear.



SEPARATE W.C

Low level W.C. Double glazed window to side.



OUTSIDE - REAR

Established rear garden commencing with paved patio area with remainder being laid to lawn. Enclosed by panelled fencing. Side pedestrian access to front via side gate.



OUTSIDE - FRONT

Mainly laid to lawn. Drop kerb providing off street parking.

LE 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.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges:

Services Connected: (Gas): yes (Electricity): yes (Water): mains (Sewerage Type): mains drainage
(Telephone & Broadband): tbc

Non-Standard Property Features To Note:

Particular Disclaimer

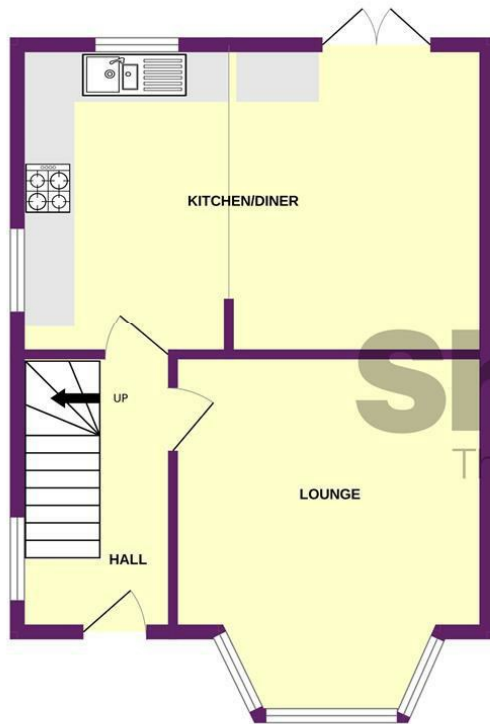
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

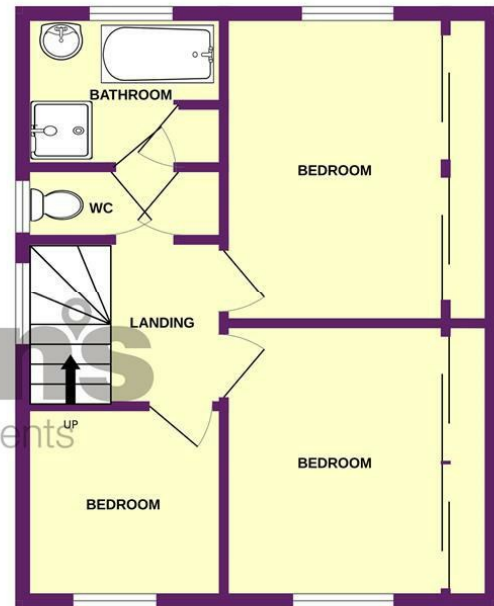
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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