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Sheen's
The Action Agents



Pollard Walk Clacton-On-Sea, CO16 8XQ

Located in this cul de sac position on the sought after Peter Bruff Development on the outskirts of the coastal town of Clacton-on-Sea is this EXTENDED THREE BEDROOM DETACHED HOUSE. Clacton-on-Sea's mainline railway station is located approximately one mile away with the seafront and town centre within one and a half miles. It is in the valuers opinion that the property would make a fantastic family home with the extended extra ground floor living space. An early inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 15'8 x 12'8 Lounge
- 19'11 x 10'7 Kitchen
- 13'2 x 10'5 Dining Area
- Ground Floor Cloakroom
- First Floor Shower Room
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- 40' x 32' Rear Garden
- EPC Rating C



Price £300,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door to:

ENTRANCE PORCH

Sealed unit double glazed window to front and side. Tiled flooring. Archway leading to:

ENTRANCE HALLWAY

Returning stair flight to first floor with sealed unit double glazed window to front. Radiator. Tiled flooring. Doors to:



GROUND FLOOR CLOAKROOM

White suite. Low level WC. Radiator. Wash hand basin. Tiled flooring. Sealed unit double glazed window to side.



KITCHEN

19'11 x 10'7

Fitted with a range of white laminate panel fronted units. Black speckled laminated rolled edge work surfaces with cupboards, drawers and storage space under. Range of matching eye level cabinets incorporating part glass fronted display cabinets. Integrated dishwasher. Inset double eye level electric oven with four ring gas hob and stainless steel and part glazed extractor hood above. Sunken spot lights. Tiled splash backs. American style fridge/freezer space. Space and plumbing for washing machine. Inset single drainer stainless steel sink unit with mixer taps. Sealed unit double glazed double doors to rear garden. Tiled flooring. Open access to:



ALTERNATE VIEW OF KITCHEN/DINING AREA



DINING AREA

13'2 x 10'5

Radiator. Sealed unit double glazed double doors to rear garden.
Archway to Lounge.



LOUNGE

15'8 x 12'8

Additional access via hallway. Built in under stair storage cupboard. Feature ornamental fire surround with inset electric fire (not tested). Radiator. Sealed unit double glazed window to front.



ALTERNATE VIEW OF LOUNGE

FIRST FLOOR LANDING

Built in airing cupboard. Loft access. Doors to:



BEDROOM ONE

12'9 x 8'9

Radiator. Fitted cupboards over bed space. Sealed unit double glazed window to rear.



BEDROOM TWO

10'11 x 8'7

Radiator. Fitted bedroom furniture with cupboards over bed space. Sealed unit double glazed window to rear.



BEDROOM THREE

9'11 x 6'10

Radiator. Sealed unit double glazed window to front.



SHOWER ROOM

Independent corner shower cubicle with wall mounted shower (not tested). Pedestal hand wash basin. Low level WC. Chrome effect heated towel rail. Part tiled walls. Sealed unit double glazed window to front.



OUTSIDE - FRONT

Hard standing area providing off street parking leading to garage with up and over door. Paved front garden. Gate giving side pedestrian access to:



OUTSIDE - REAR

40' x 32'

Approx. 40' x 32' Landscaped rear garden. Large paved patio area with raised shingled borders. Additional slate borders. Timber storage shed to remain. Summer house. Enclosed by panel fencing. Power outside.

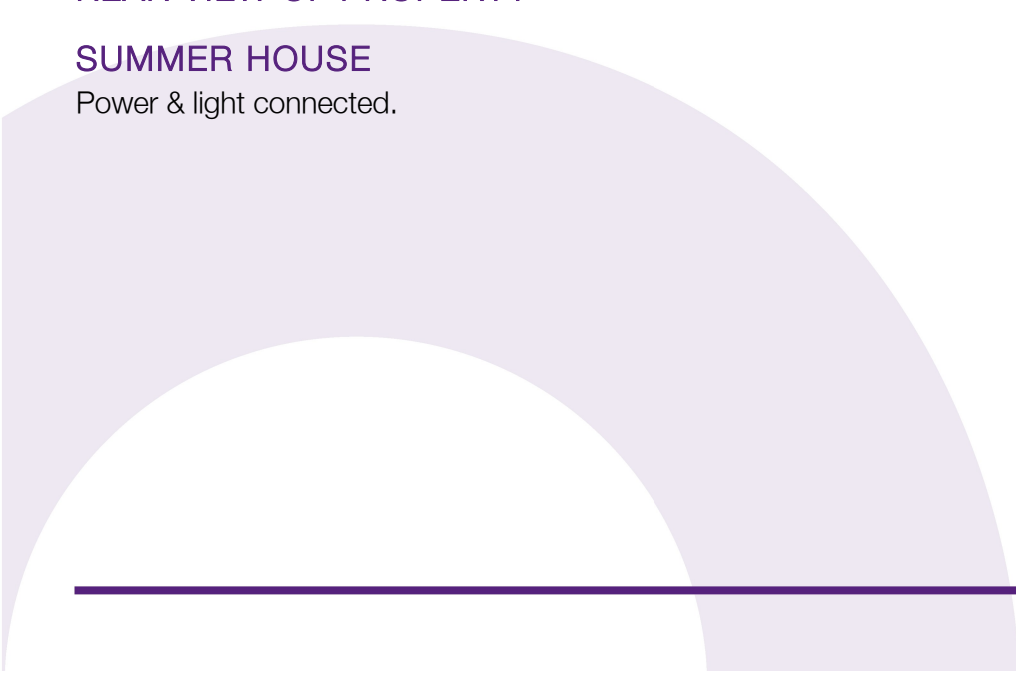


ALTERNATE VIEW OF GARDEN

REAR VIEW OF PROPERTY

SUMMER HOUSE

Power & light connected.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

Money Laundering

MONEY LAUNDERING REGULATIONS 2007 - 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.

BA 04/24

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.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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