



Queens Road Clacton-On-Sea, CO15 1AA

Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE situated on the prestigious 'Royals' development in Clacton-on-Sea. The property is located just a quarter of a mile from Martello Bay beach with Clacton-on-Sea's town centre, mainline railway station and many amenities all within one mile. An early viewing is strongly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 15' x 14'9" Lounge
- 21'2" x 15' Kitchen/Diner
- Shower Room
- Approximately 70' Rear Garden
- Garage & Off Street Parking
- Fully Double Glazed
- Gas Central Heated (n/t)
- Council Tax Band C
- EPC Rating TBC



Price £340,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

ENTRANCE PORCH

Double glazed windows to side and front. UPVC double glazed entrance door to;

ENTRANCE HALLWAY

Stairflight to first floor. Understairs storage cupboard. Radiator. Double glazed window to front. Door to;



LOUNGE

15' x 14'9

Wall mounted electric feature fireplace with wooden fire surround (not tested). Radiator. Double glazed window to front.



KITCHEN DINER

21'2 x 15'

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single bowl single drainer sink unit with stainless steel mixer tap. Space for cooker with extractor hood above (not tested). Space for fridge and freezer. Space and plumbing for washing machine. Part tiled. Selection of matching wall units with cupboards and drawers at both eye and floor level. Two radiators. Double glazed window to rear. UPVC double glazed bi-folding doors leading to rear garden.



FIRST FLOOR LANDING

Loft access. Double glazed window to side. Doors to;



BEDROOM ONE

11'9 x 10'4

Built in fitted wardrobes. Radiator. Double glazed window to front.



BEDROOM TWO

11'7 x 9'8

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



BEDROOM THREE

8'8 x 7'8

Radiator. Double glazed window to front.



SHOWER ROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Stand-in shower cubicle with stainless steel wall mounted shower head attachment above. Airing cupboard housing wall mounted gas combination boiler (not tested). Part tiled. Heated towel rail. Double glazed window to rear.



OUTSIDE - FRONT

Hard standing area providing off street parking with remainder being stone shingled. Side pedestrian access to rear garden. Access to Garage.



GARAGE

Up and over door. Courtesy door leading to rear garden.



OUTSIDE - REAR

Patio paved area with remainder being laid to lawn with stone shingle. Enclosed by panelled fencing. Side pedestrian access to front.



BA 0924

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: C

Any Additional Property Charges: N/A

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

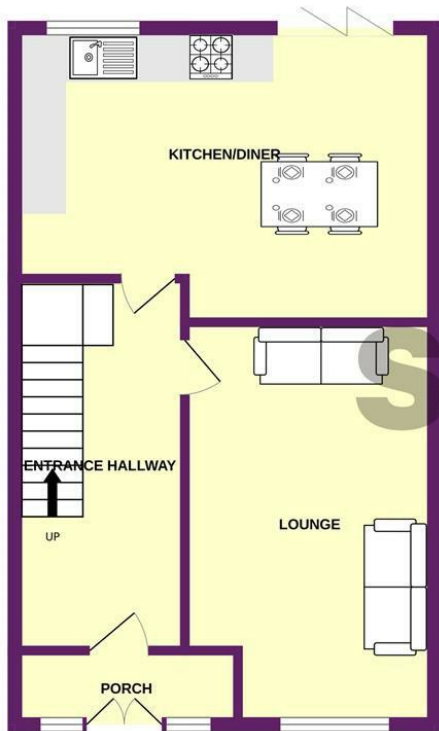
Non-Standard Property Features To Note: N/A

Particular Disclaimer

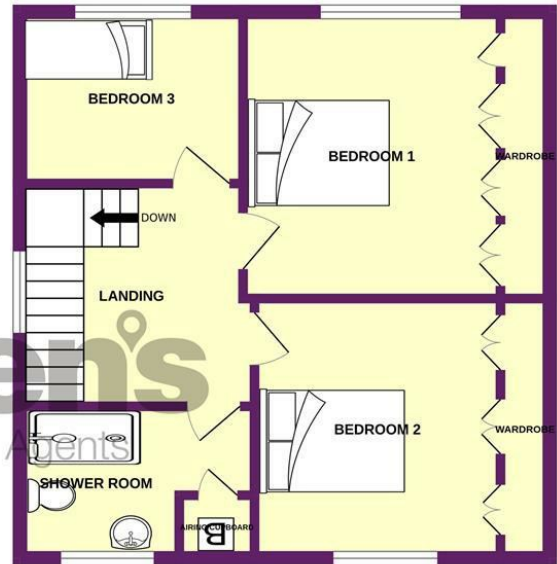
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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



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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