



Princess Anne Close Clacton-On-Sea, CO15 1AW

Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE situated on the Prestigious Royals area of Clacton-on-Sea. The property is located within a quarter of a mile of Clacton-on-Sea's seafront with Clacton's town centre and mainline railway station approximately half a mile away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 27'4 x 10'3 Lounge/Diner
- 10'3 x 9' Kitchen
- Three Piece Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- Approximately 75' Rear Garden
- Council Tax Band C
- EPC Rating TBC



Price £298,500 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC entrance door leading to;

ENTRANCE HALL

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



KITCHEN

10'3 x 9'

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap. Inset four ring electric hob with oven under (not tested). Space and plumbing for washing machine. Space for fridge and freezer. Tiled splash backs. Selection of matching wall units with cupboards and drawers at both eye and floor level. Double glazed windows to side and rear. UPVC double glazed door leading to rear garden. Door to;



LOUNGE DINER

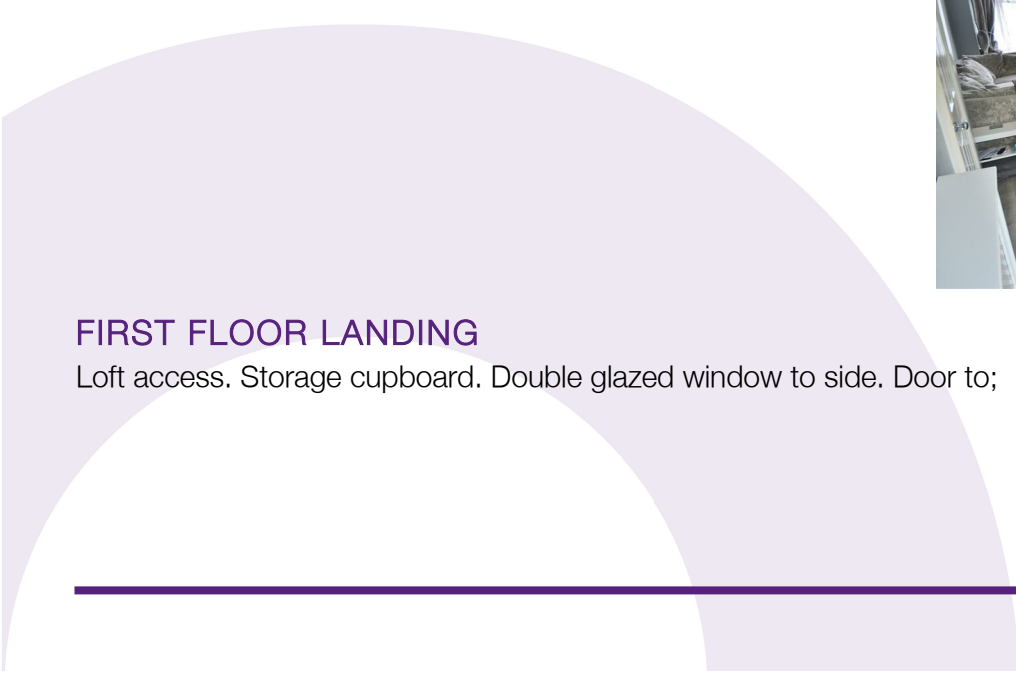
27'4 into bay x 10'3

Two radiators. Double glazed bay windows to front. UPVC sliding double glazed door leading to rear garden.



FIRST FLOOR LANDING

Loft access. Storage cupboard. Double glazed window to side. Door to;



BEDROOM ONE

13'6 x 11'4

Radiator. Double glazed window to front.



BEDROOM TWO

10'1 z 10'1

Radiator. Double glazed window to rear.



BEDROOM THREE

7'9 x 7'7

Radiator. Double glazed window to front.



THREE PIECE BATHROOM SUITE

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath with shower-head attachment connected. Part tiled. Heated towel rail. Double glazed window to rear.



OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles. Side pedestrian access to rear garden. Access to Garage.



GARAGE

Up and over door. Door to rear garden.

OUTSIDE - REAR

Patio paved area with remainder being laid to lawn. Enclosed by panelled fencing. Access to Garage view courtesy door. Side pedestrian access leading 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:

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

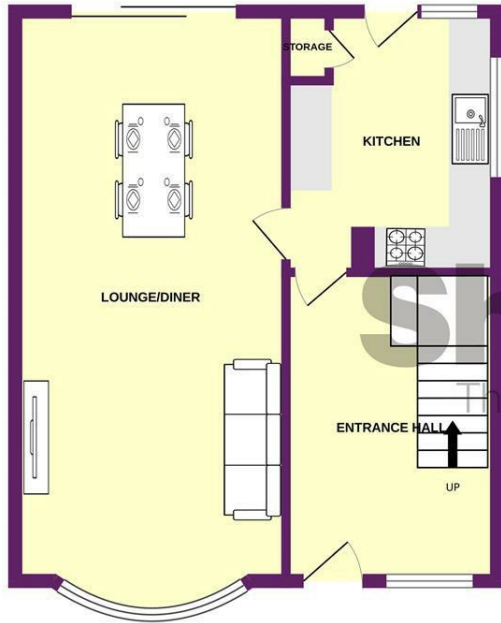
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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Sheen's
The Action Agents

