



## Newington Gardens Great Clacton, CO15 4UP

Located on the 'Foots Farm' development in Great Clacton, is this TWO BEDROOM SEMI-DETACHED HOUSE. The property is situated within 100 yards of 'Willow Tree Nursery'. Clacton's town centre, seafront and mainline railway station are within two miles. An early viewing is advised to appreciate the accommodation on offer.

- Two Double Bedrooms
- 17'3" x 13' Lounge
- 13' x 9' Fitted Kitchen
- Fully Double Glazed
- Gas Central Heating (n/t)
- White Bathroom Suite
- Off Street Parking
- Approx. 35' Garden
- Council Tax Band: B
- EPC Rating D



**Price £220,000 Freehold**

Sealed unit double glazed entrance door to:

## ENTRANCE PORCH

Further door to:

## LOUNGE

17'3" x 13'0"

Two radiators. Stairflight to First Floor with small understairs storage cupboard. Double glazed window to front. Door to:



## ALTERNATE VIEW OF LOUNGE



## KITCHEN

13'0" x 9'0"

Fitted with a range of light grey wood veneer laminated panelled fronted units. Laminated rolled edge work surfaces with cupboards, drawers & storage space under. Range of matching eye level cabinets. Space & plumbing for automatic washing machine and dryer. Tall fridge freezer space. Inset electric oven and four ring electric hob with extractor hood over (appliance not tested). Ceramic tiled flooring. Tiled splash backs. Wall mounted gas boiler serving hot water & central heating (not tested). Radiator. Sealed unit double glazed window and door to rear.



## ALTERNATE VIEW OF KITCHEN



## FIRST FLOOR LANDING

Loft access. Built in storage cupboard. Doors to:

### BEDROOM ONE

11'0" x 9'4"

Fitted wall to wall mirror fronted sliding wardrobes with integrated shelving and hanging space. Radiator. Sealed unit double glazed window to front.



### BEDROOM TWO

13'0" x 9'0"

Radiator. Built in cupboard over stairwell. Sealed unit double glazed window to rear.



## BATHROOM

Fully tiled and fitted with a modern White suite comprising panelled bath with wall mounted shower unit (not tested). Pedestal wash hand basin. Low level WC. Radiator. Tiled effect laminate flooring. Sealed unit double glazed window to side.



## OUTSIDE - FRONT

Garden mainly laid to lawn with flower & shrub borders. Hard standing area providing off street parking leading to gate giving side pedestrian access to:

## OUTSIDE - REAR

Approximately 35' garden. Mainly laid to lawn. Paved patio area. Wooden storage shed. Outside tap. Enclosed by panelled fencing and brick wall.



## LE 1024

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; £50 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): Yes (Sewerage Type): Mains (Telephone & Broadband): Please see OfComs website for coverage.

Non-Standard Property Features To Note:

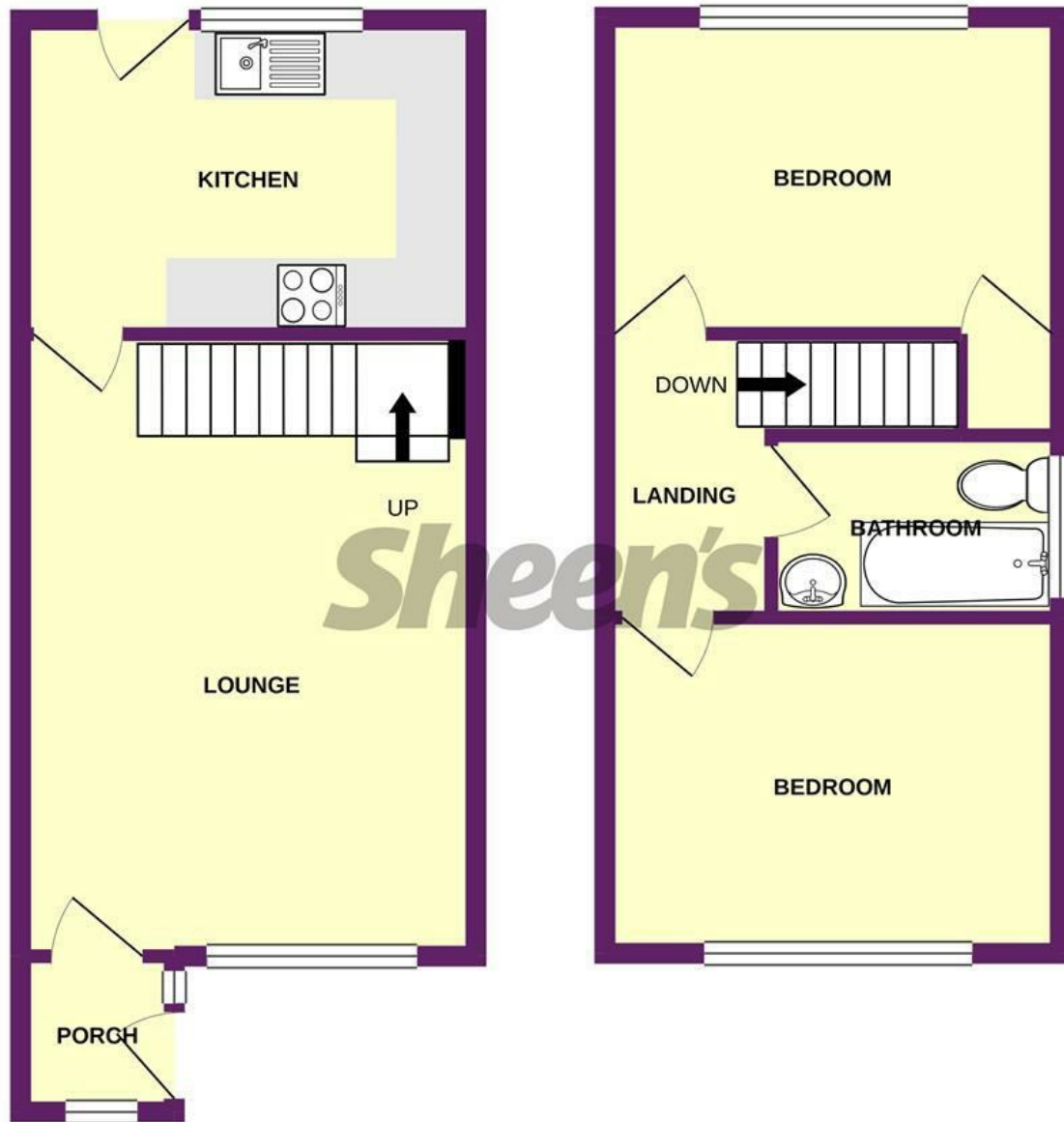
## Particular Disclaimer

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.

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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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