



Litchfield Close Clacton-on-sea, CO15 3SZ

Sheen's Estate agents are pleased to offer this spacious THREE BEDROOM END TERRACED TOWN HOUSE. Offering living space over three floors with TWO RECEPTION ROOMS. This property is being offered with NO ONWARD CHAIN. The property is also conveniently located within one and half miles of Clacton's town centre, sea front and mainline railway station. Brook Retail/Country Park and shopping facilities in the heart of Great Clacton are located around half a mile away. An internal inspection is highly recommended to appreciate the accommodation on offer.

- Three Bedrooms
- 16'3 x 14'4 Lounge
- 11'7 x 8'6 Kitchen
- 12'3 x 9'5 Bedroom One
- Gas Central Heating (n/t)
- Ground & First Floor W.C's
- Modern Bathroom Suite
- Off Street Parking & Garage
- Approx 26' Rear Garden
- EPC Rating D



Price £240,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

ENTRANCE HALL

Storage cupboard. Doors to:

GROUND FLOOR RECEPTION ROOM

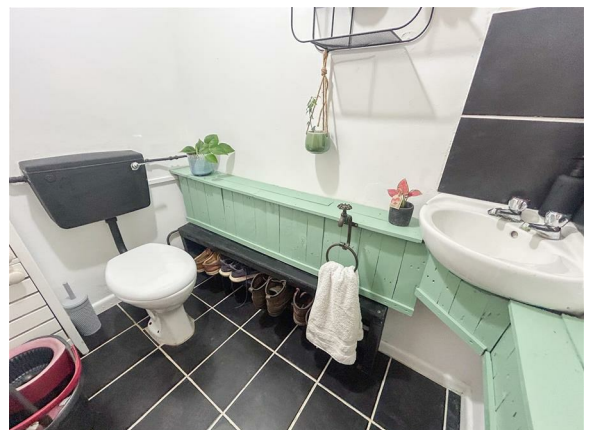
16'1 x 9'5

Double glazed french doors with double glazed side windows.
Radiator.



GROUND FLOOR W/C

Low level W/C. Hand wash basin.



LOUNGE

16'3 x 14'4

Radiator. Double glazed window to rear.



KITCHEN

11'7 x 8'6

Fitted with a selection of matching wall mounted units. Comprising; rolled edge work surfaces with cupboards and drawers below. One and a half bowl stainless steel sink unit with mixer tap. Tiled splashbacks. Space for cooker. Space for fridge/freezer. Extractor fan (not tested). Double glazed window to front.



BATHROOM

Low level W/C. Shower cubical with wall mounted shower attachment (not tested). Heated towel rail (not tested). Vanity hand wash basin with mixer tap. Storage cupboard. Double glazed window to front.



BEDROOM ONE

13'3 x 9'5

Storage cupboard. Radiator. Double glazed window to rear.



BEDROOM TWO

11'1 x 8'7

Storage cupboard. Radiator. Double glazed window to front.



BEDROOM THREE

8'0 x 7'5

Storage cupboard. Radiator. Double glazed window to front.



OUTSIDE FRONT

Storage cupboard with plumbing and space for washing machine. Integral garage. Off street parking.



OUTSIDE REAR

Laid to lawn with paved patio areas. Additional wooden decked area. Enclosed by panelled fencing. Storage shed.



GARAGE

Wall mounted gas combination boiler (not tested).

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): Yes

Non-Standard Property Features To Note:

EH 10/24

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.

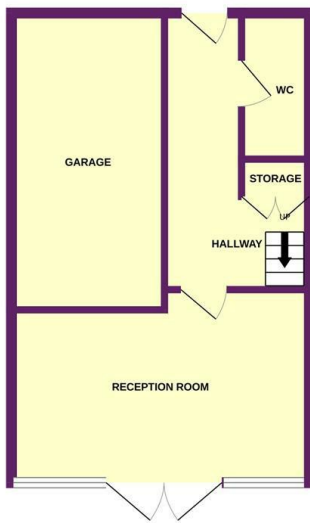
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Particular Disclaimer

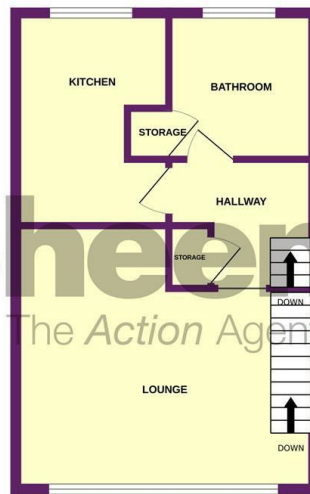
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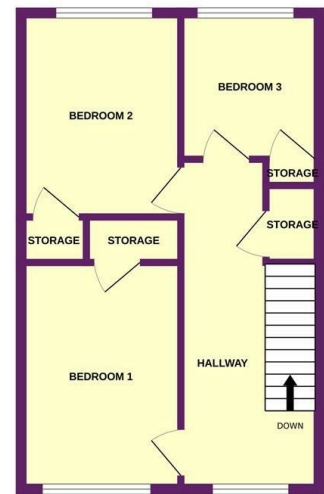
GROUND FLOOR



1ST FLOOR



2ND 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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