

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Coulsdon Close Clacton-On-Sea, CO16 8FN

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED HOUSE located on the popular 'Cann Hall' development on the outskirts of Clacton-on-Sea. Clacton's town centre, sea front and mainline railway station are located within two miles away. An early viewing is strongly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15' x 12'8 Lounge
- 12'7 x 7'2 Kitchen
- Three Piece Bathroom Suite
- Rear Garden
- Fully Double Glazed
- Gas Central Heating (n/t)
- Off Road Parking
- No Onward Chain
- EPC Rating TBC & Council Tax B



Price £210,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

ENTRANCE PORCH

Door to;

LOUNGE

15' x 12'8

Stairflight to first floor. Two radiators. Double glazed window to front and side. Door to;



KITCHEN

12'7 x 7'2

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Selection of matching wall units with cupboards and drawers at both eye and floor level. Space for cooker with extractor hood above (not tested). Space and plumbing for washing machine and dishwasher. Tiled splash backs. Radiator. Double glazed window to rear. UPVC double glazed door leading to rear garden.



FIRST FLOOR LANDING

Doors to;

BEDROOM ONE

12'9 x 8'2

Radiator. Two double glazed windows to rear.



BEDROOM TWO

13'9 x 7'5

Airing cupboard. Radiator. Two double glazed windows to front.



BATHROOM

Three piece white suite comprising; Low level W.C. Hand wash sink basin. Panelled bath. Part tiled. Loft access. Radiator. Double glazed window to side.



OUTSIDE - FRONT

Hard standing area providing off street parking. Side pedestrian access to the rear garden.



OUTSIDE - REAR

Field views. Patio paved area with remainder being laid to lawn. Wooden storage shed. Enclosed by panelled fencing. Side pedestrian access leading to the front.



BA 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 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: B

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

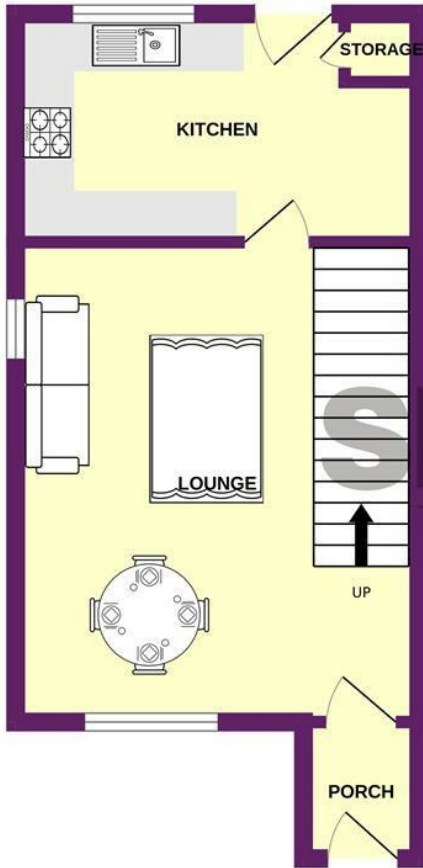
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

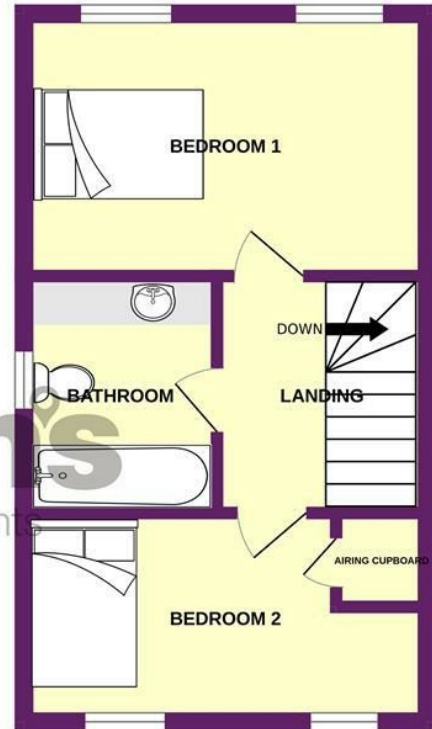
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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