

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



Crossfield Road Clacton-On-Sea, CO15 3QT

Located on the fringes of Clacton town centre is this THREE BEDROOM DETACHED CHARACTER HOUSE offered with No Onward Chain. The property is conveniently positioned within 275 metres of the mainline railway station with its direct links to London Liverpool Street with Clacton Sea Front and Town Centre within three quarters of a mile. The property benefits from a Garage & Off Street Parking and give scope to extended (subject to planning permissions). An early viewing is advised.

- Three Bedrooms
- 13'11 x 12'8 max. Lounge
- 19' x 11'6 max. Kitchen/Diner
- White Three Piece Bathroom
- Gas Central Heating (n/t)
- Approx 24' Rear Garden
- Garage & Off Street Parking
- No Onward Chain
- Solar Panels (owned outright)
- EPC Rating TBC & Council Tax C



Price £270,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALLWAY

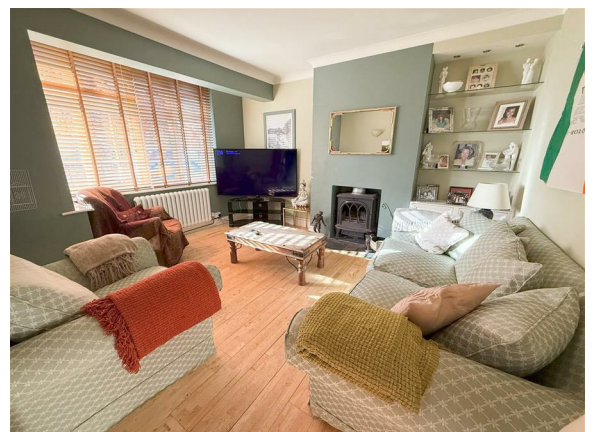
Stairflight to first floor. Built in understairs storage cupboard. Radiator. Wood effect flooring. Doors to;



LOUNGE

13'11 into bay x 12'8 max

Decorative log burner. Wood effect panelled flooring. Designer radiator. Double glazed bay window to front.



KITCHEN/DINER

19' x 11'6" nar 7'11"

KITCHEN AREA; comprises Wood effect laminate fronted units with laminated rolled edge work surfaces with cupboards and drawers below. Range of wall mounted matching units. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with fitted extractor hood above. High level electric oven. All appliances not tested. High level space for microwave. Space and plumbing for washing machine. Tiled splash backs. Wall mounted gas boiler serving central heating system (not tested). Double glazed window to rear.

DINING AREA; Wood effect flooring. Two radiators. Fridge freezer space. Double glazed French style doors to rear garden.



KITCHEN AREA VIEW



DINING AREA VIEW



FIRST FLOOR LANDING

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

BEDROOM ONE

11'6 x 10'8

Designer radiator. Double glazed window to front.



BEDROOM TWO

11'6 x 10'8

Radiator. Double glazed window to rear.



BEDROOM THREE

8' x 7'5

Designer radiator. Double glazed window to front.



BATHROOM

Fitted with a three piece white suite comprising; Bath with mixer tap and shower attachment. Pedestal hand wash basin. Low level W.C. Part wood panelled wall. Chrome effect heated towel rail. Two double glazed windows to rear.
PLEASE NOTE; The bathroom is in need of some finishing decoration works.



OUTSIDE - FRONT

Hard standing area providing off street parking leading to Garage with twin wooden doors. Front garden is mainly paved and enclosed by part brick wall with decorative shrub.



OUTSIDE - REAR

The property is positioned on a corner plot position, with rear garden being mainly laid to lawn. Enclosed by panelled fencing and brick wall. The property has a side garden area with access to Garage. Due to the corner plot position, the property offers scope to extend (subject to planning permission).



JE 1124

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: No

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

Non-Standard Property Features To Note: The property has the benefit of solar panels (these are owned outright by the sellers)

Particular Disclaimer

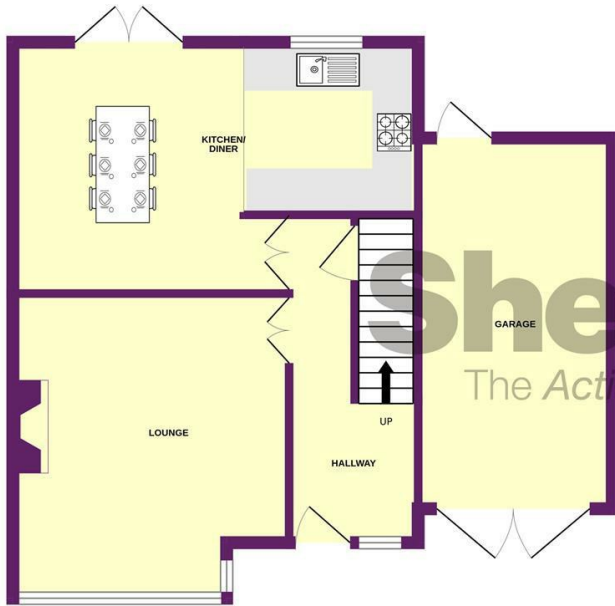
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

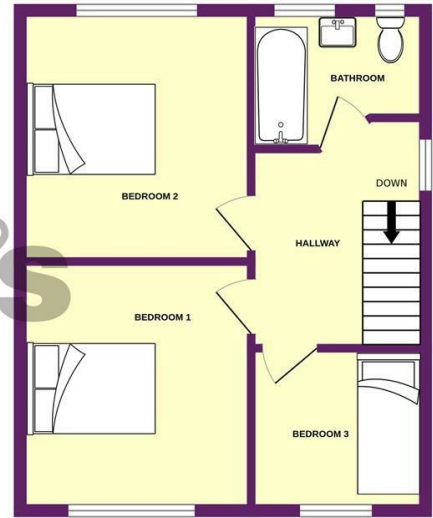
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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