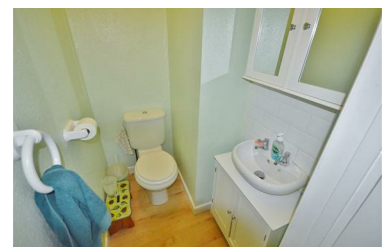




Meredith Road Clacton-On-Sea, CO15 3AG

Situated on the fringe of Clacton-on-Sea town centre, Sheens are pleased to offer for sale this **FOUR BEDROOM MID-TERRACED HOUSE**. Two reception Rooms, Modern Kitchen, Conservatory and Courtyard style rear garden. The property is located within a quarter of a mile of Clacton-on-Sea town centre, seafront and mainline railway station.

- Four Bedrooms
- Two Reception Rooms
- Ground Floor Cloakroom
- 15'3 Conservatory
- Family Bathroom
- Double Glazed Windows
- Gas Central Heated (n/t)
- Courtyard Style Rear Garden
- Council Tax C
- EPC D



Price £245,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

ENTRANCE HALLWAY

Stairflight to first floor. Understairs storage cupboard. Storage recess. Doors to:

GROUND FLOOR CLOAKROOM

Comprises of low level W.C. Pedestal wash hand basin. Doors to:



LOUNGE

13' x 12'1

Double glazed sash bay window to front. Designer radiator. Cast iron feature fireplace.



DINING ROOM

10'10 x 10'2

Feature brick open fireplace with timber surround. Radiator. Double glazed door leading to garden. Doors to lounge.



KITCHEN

11'4 x 11'

'L' shaped kitchen comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring electric hob with oven under. Plumbing and space for fridge freezer. Selection of matching cupboards and drawers at both eye and floor level. Double glazed window to side. Double glazed doors leading to Conservatory.



UTILITY AREA

5'10 x 5

Double glazed window to side. Laminated rolled edge work surfaces with plumbing and space for washing machine and tumble dryer under. Wall mounted gas boiler (not tested)

CONSERVATORY

15'3 x 7'7

Double glazed windows to rear. Double glazed sliding door leading to garden.



FIRST FLOOR LANDING

Storage cupboard. Stair flight to second floor. Doors to:

BEDROOM ONE

16' x 13'1

Double glazed sash bay window to front. Further double glazed sash window to front. Radiator. Fitted wardrobes.



BEDROOM TWO

11'1 x 9'10

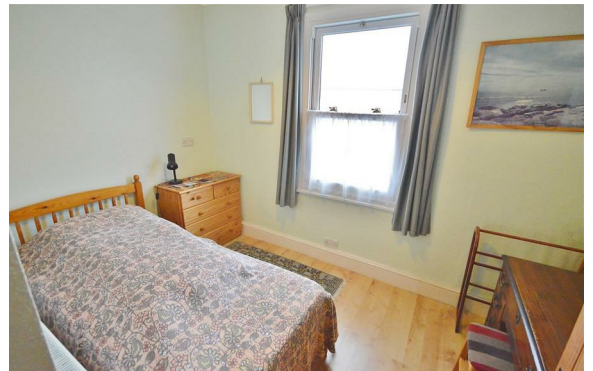
Double glazed window to rear. Radiator. Fitted wardrobe.



BEDROOM THREE

10'10 x 10'4

Double glazed window to rear. Radiator. Fitted wardrobe.



BATHROOM

Modern white suite. Low level WC. Pedestal hand wash basin. Panel bath with handheld shower and taps. Radiator. Half tiled walls. Double glazed window to side.



SECOND FLOOR

BEDROOM FOUR/LOFT ROOM

16'2 x 11'2 max

Double glazed window to front. Radiator. Wood laminate flooring. Loft access.



OUTSIDE - REAR

Low maintenance rear garden being enclosed by panelled fencing. Timber storage shed.



OUTSIDE - FRONT

Low maintenance front garden enclosed by small brick wall.

LE 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; £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: C

Any Additional Property Charges:

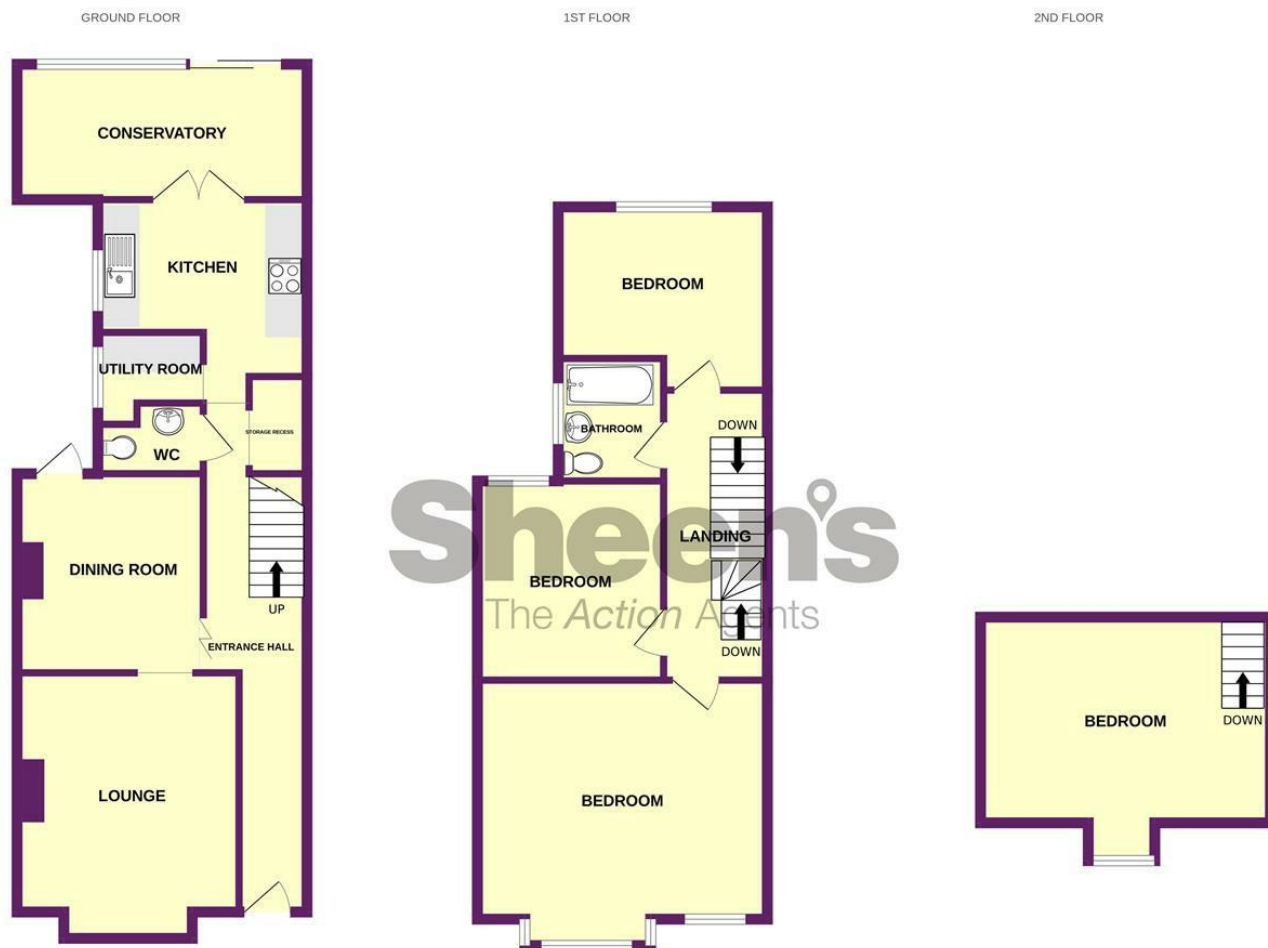
Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage
(Telephone & Broadband): Yes

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.





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

