



North Road Great Clacton, CO15 4DA

Sheen's Estate Agents are pleased to offer for sale this **EXTENDED TWO BEDROOM MID-TERRACED HOUSE** located in the heart of Great Clacton. Clacton-on-Sea's town centre, sea front and mainline railway station are positioned within one and a quarter miles. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 20'7 x 13' Lounge Diner
- 10'5 x 9'6 Kitchen
- Three Piece Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- Off Street Parking
- Approximately 60' Rear Garden
- Council Tax Band B
- EPC Rating C



Price £200,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

LOUNGE DINER

20'7 into bay x 13'

Stairflight to first floor. Open chimney breast. Two radiators.
Double glazed bay windows to front. Open access to;



KITCHEN

10'5 x 9'6

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring gas hob with oven under and extractor hood above (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Integrated washing machine and integrated fridge and freezer. Appliances not tested. Wall mounted gas combination boiler (not tested). Double glazed window to rear. UPVC double glazed French doors leading to rear garden.



FIRST FLOOR LANDING

Loft access. Door to;

BEDROOM ONE

11'3 x 9'4

Radiator. Double glazed window to front.



BEDROOM TWO

11' x 7'3

Radiator. Double glazed window to rear.



BATHROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted shower head attachment above. Fully tiled. Heated towel rail. Double glazed window to rear.



OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicle. Patio paved path leading to front entrance.



OUTSIDE - REAR

Mainly patio paved. raised decked area to back. Storage area. Enclosed by panelled fencing.



BA 1224

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): Mains (Sewerage Type): Mains Drainage (Broadband): Yes

Non-Standard Property Features To Note: N/A

Particular Disclaimer

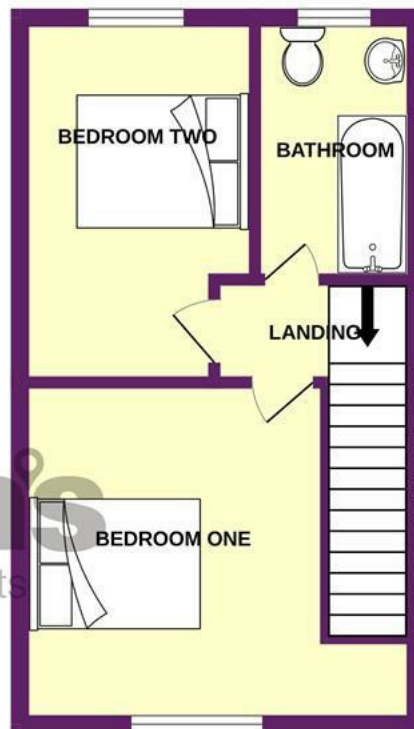
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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



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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
 ☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

Sheen's
The Action Agents

