

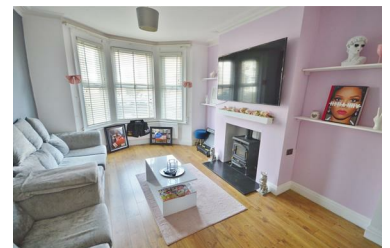


Eton Road Clacton-on-Sea, CO15 3QA

Sheens Estate Agents are pleased to offer for sale this THREE/FOUR BEDROOMED, TWO RECEPTION ROOM FAMILY HOME. The property is conveniently situated within three quarters of a mile of Clacton-on-Sea's town centre, mainline railway station and sea front. An internal inspection is highly recommended to appreciate the accommodation on offer.

- Three Bedrooms
- 18'4 x 11'2 Lounge
- 13'1 x 9'2 Kitchen
- 10'3 x 9'1 Dining Room
- 9'2 x 7'1 Utility Room
- 11'7 Loft Room/Bedroom Four
- Fully Double Glazed
- Gas Central Heating (n/t)
- Council Tax Band B
- EPC Rating E

Price £280,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door ro;

ENTRANCE HALL

Radiator. Stairflight to first floor. Door to;

LOUNGE

18'4 into bay x 11'2

Free standing log burner. Radiator. Double glazed bay windows to front.



KITCHEN

13'1 x 9'2

Fitted kitchen suite comprising; Square edge work surfaces with inset one and a half bowl single drainer sink unit with stainless steel mixer tap. Inset electric four ring hob. Inset oven. Inset microwave. Selection of matching wall units with cupboards and drawers at both eye and floor level. UPVC double glazed door leading to outside side. Open access to Dining Room. Open access to;



UTILITY ROOM

9'2 x 7'5

Fitted units with square edge work surfaces with cupboards at floor level. Space for fridge freezer. Space and plumbing for white goods appliances. Double glazed window to rear.



DINING ROOM

10'3 x 9'1

Inset electric feature fireplace with fire surround. Radiator. UPVC double glazed windows to side. Double glazed Velux windows. UPVC Bi-folding doors leading to rear garden. Door to;



GROUND FLOOR W.C

Comprises; Low level W.C. Corner wash hand basin with stainless steel mixer tap. Double glazed window to rear.



FIRST FLOOR LANDING

Loft access. Storage cupboard. Doors to;



BEDROOM ONE

14'2 into bay x 12'5

Radiator, Double glazed bay windows to front. Stairflight to Loft Room / Bedroom Four.



BEDROOM TWO

11' x 9'5

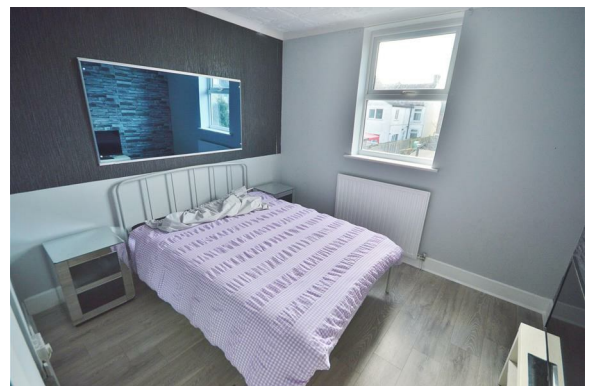
Radiator. Double glazed window to rear.



BEDROOM THREE

10'2 x 9'4

Radiator. Double glazed window to rear.



SHOWER ROOM

Two piece suite comprising; Vanity hand wash sink basin with stainless steel mixer tap. Step-in shower cubicle with wall mounted shower-head attachment above. Heated towel rail. Double glazed window to side.



SEPARATE W.C

Low level W.C. Double glazed window to side.

BEDROOM FOUR / LOFT ROOM

Two Double glazed Velux windows.



OUTSIDE - FRONT

Patio paved path leading to front entrance. Enclosed by small brick built wall.



OUTSIDE - REAR

Mainly laid with artificial lawn with raised decked area. Enclosed by panelled fencing. Side pedestrian access leading to front.



SUMMER HOUSE

18'

BA 0225

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 Sewerage (Telephone & Broadband): Yes

Non-Standard Property Features To Note: N/A

Particular Disclaimer

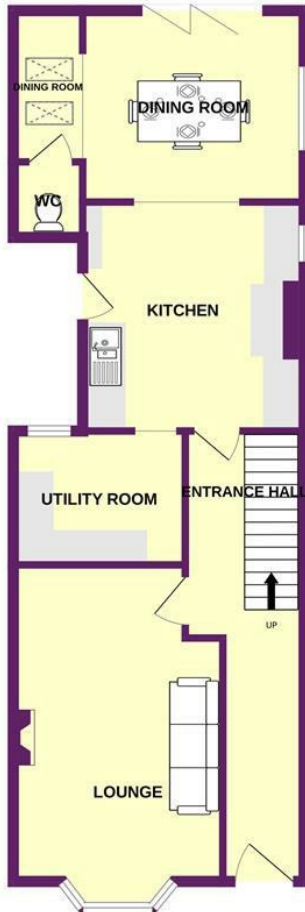
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

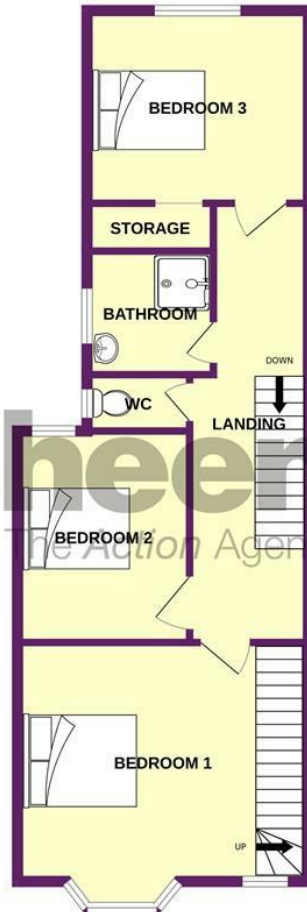
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



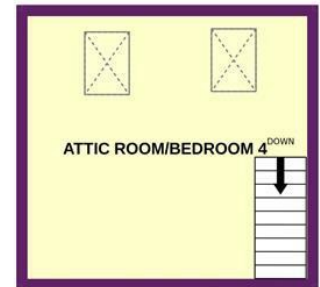
GROUND FLOOR



1ST FLOOR



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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Sheen's
The Action Agents