



Berkeley Road Clacton-On-Sea, CO15 3RR

Offered with No Onward Chain in this established non-estate location in the Essex coastal town of Clacton-on-Sea is this THREE BEDROOM SEMI-DETACHED HOUSE. The property is conveniently positioned around half a mile from Clacton's mainline railway station with direct links into London Liverpool Street with the town centre and sea front within one mile. An early internal inspection is advised to appreciate the accommodation on offer.

- Three Bedrooms
- 15'2 into bay x 12' Lounge
- 18'4 x 12' Kitchen/Diner
- Modern Bathroom Suite
- Gas Central Heating (n/t)
- Approx 53' Rear Garden
- Off Street Parking
- No Onward Chain
- Viewing Advised
- EPC Rating D & Council Tax B

Price £230,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed double entrance doors to:

ENTRANCE PORCH

Double glazed window to side. Further glazed wooden entrance door to:



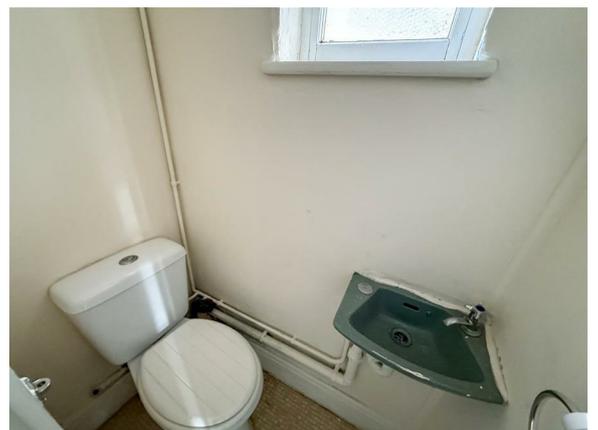
ENTRANCE HALLWAY

Exposed wooden floor boards. Built in storage cupboard. Stair flight to first floor. Radiator. Doors to:



GROUND FLOOR W.C.

Low level W.C. Wash hand basin. Window to side.



LOUNGE

12'2 into bay x 12'

Picture rail. Radiator. Double glazed bay window to front.



KITCHEN/DINER

18'4 x 12' max

Fitted with a range of grove panel laminated fronted units. Comprises wood panel effect rolled edge work surfaces with cupboards and drawers under. Range of matching wall mounted units. Inset single drainer ceramic sink unit with mixer tap. Inset ceramic four ring electric hob with fitted extractor hood above and electric oven below (all appliances not tested). American style fridge/freezer space. Space and plumbing for washing machine. Concealed wall mounted gas combination boiler (not tested). Tiled splash backs. Radiator. Built in under stairs storage cupboard. Double glazed windows to rear. Double glazed door to rear garden.



ALTERNATE VIEW OF KITCHEN/DINER



FIRST FLOOR LANDING

Loft access. Double glazed window to side. Doors to:



BEDROOM ONE

13' x 11' max

Radiator. Picture rail. Double glazed window to front.



BEDROOM TWO

11'11 x 9'10 max

Radiator. Picture rail. Double glazed window to rear.



BEDROOM THREE

9'6 x 6'6

Radiator. Picture rail. Double glazed window to front.



BATHROOM

8'1 x 5'11

Fitted with a modern white suite. Comprises panel bath with central mixer tap and integrated shower unit over. Glazed shower screen. Low level W.C. Vanity wash hand basin with cupboards under. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Double glazed window to rear.



OUTSIDE - FRONT

Block paved front garden providing off street parking. Gate gives side pedestrian access to:



OUTSIDE - REAR

Approx 53' rear garden. Hard standing patio area. Mainly laid to lawn. Enclosed by panel fencing. Timber storage shed. Additional wooden decked patio to rear of garden.



ALTERNATE VIEW OF GARDEN



EH 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: No

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

Non-Standard Property Features To Note: No

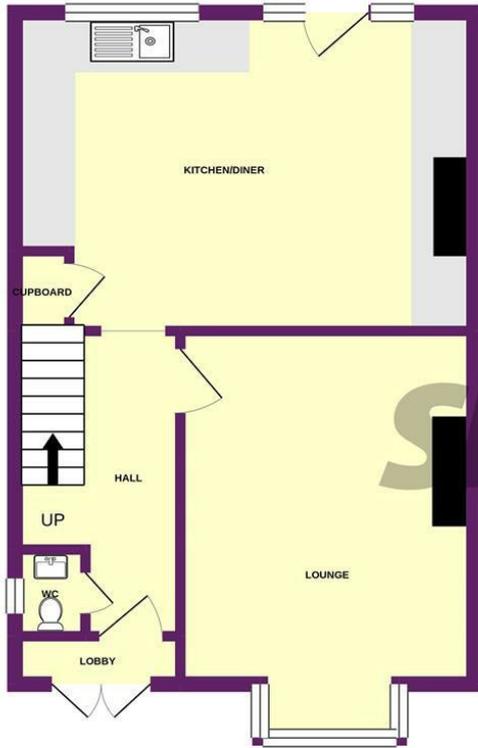
Particular Disclaimer

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

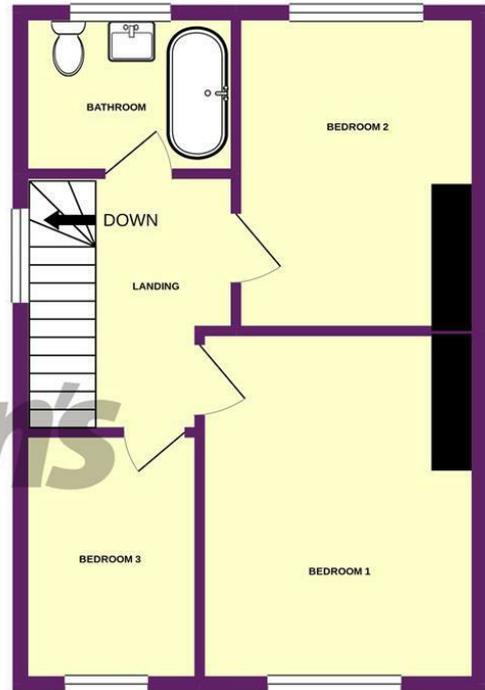
taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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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