



## Greenacres East Clacton, CO15 6LZ

Located on the popular 'Greenacres' development in East Clacton is this 1980's built THREE BEDROOM DETACHED HOUSE. The property is conveniently situated just three quarters of a mile from Clacton's regenerated sea front and mainline railway station with its direct links to London Liverpool Street. The owners are motivated sellers as they are looking to downsize to a bungalow. An early viewing is advised to appreciate the accommodation and location on offer.

- Three Bedrooms
- 14'6 x 10'6 Lounge
- 9'1 x 8' Dining Room
- 9' D/Glazed Conservatory
- Three Piece Shower Room
- Fully Double Glazed
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- Approx 30' West Facing Garden
- Council Tax C & EPC Rating C



**Offers In Excess Of £268,000 Freehold**



### Accommodation Comprises

The accommodation comprises approximate room sizes:

Leaded light and stained glass effect double glazed entrance door to;

#### ENTRANCE PORCH

Grey vinyl flooring, Radiator. Double glazed window to side. Further door to;



#### LOUNGE

14'6 x 10'6

Feature wooden fire surround with inset electric fire (not tested). Radiator. Double glazed window to side. Recess leading to stair flight to first floor. personal door to Garage. Open access to Dining Room.



## DINING ROOM

9'1 x 8'

Wood effect flooring. Radiator. Double glazed double doors leading to Conservatory. Door to kitchen.



## KITCHEN

9'2 x 7'9

Fitted with a range of white laminate fronted grove panel fronted units comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted cabinets incorporating glass fronted display units. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring electric hob with undercounter oven below and extractor hood above (all appliances not tested). Tall fridge/freezer space. Space and plumbing for washing machine, dishwasher and tumble dryer. Tiled splash backs. Wood effect flooring. Wall mounted gas boiler (not tested). Double glazed window to rear.



## CONSERVATORY

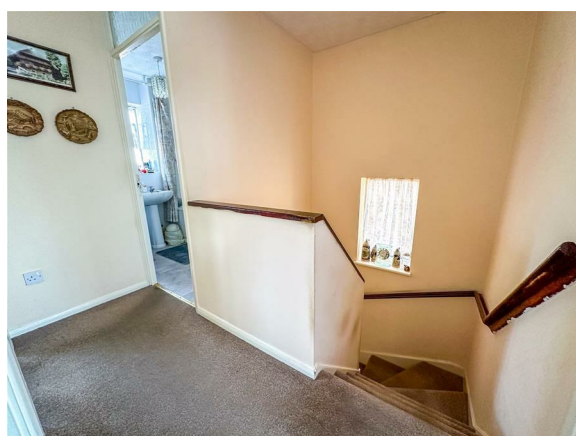
9'1 x 8'1

Part brick built Edwardian style Conservatory. Vaulted poly-carbonate roof. Double glazed windows to side and rear. Radiator. Tiled flooring. Double glazed double doors opening to Garden and additional double glazed door to side.



## FIRST FLOOR LANDING

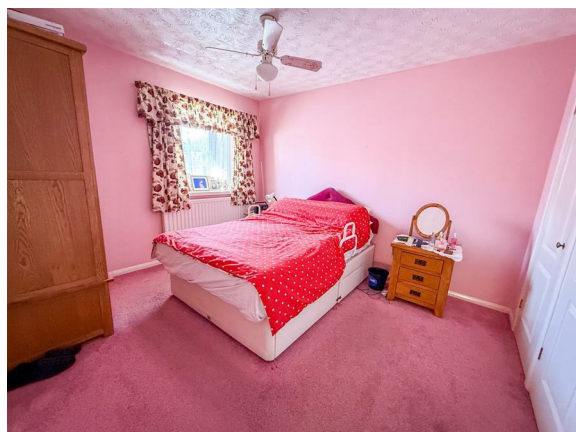
Double glazed window to side. Loft access. Doors to;



## BEDROOM ONE

11'6 x 10'1

Built in wardrobes. Radiator. Double glazed Oriel bay window to front.





## BEDROOM TWO

10'1 x 8'7

Built in wardrobes. Radiator, Double glazed window to rear.



## BEDROOM THREE

8'6 x 8'2

Radiator. Double glazed window to front.



## SHOWER ROOM

Three piece white suite. Comprises Walk in double shower cubicle with glazed shower screen and wall mounted electric shower (not tested). Pedestal hand wash basin. Low level W.C. Fully tiled walls. Radiator. Vinyl flooring.. Double glazed window to rear.



## OUTSIDE - FRONT

Paved front garden providing off street parking for numerous vehicles. Flower and shrub border. Gate giving side pedestrian access to;



## OUTSIDE - REAR

Block paved patio area,. Remainder laid to lawn. Array of flower and shrub borders. Timber storage shed to remain, Outside tap. Enclosed by panelled fencing.



## ALTERNATE VIEW OF GARDENS



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

## JE 0225

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

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### Particular Disclaimer

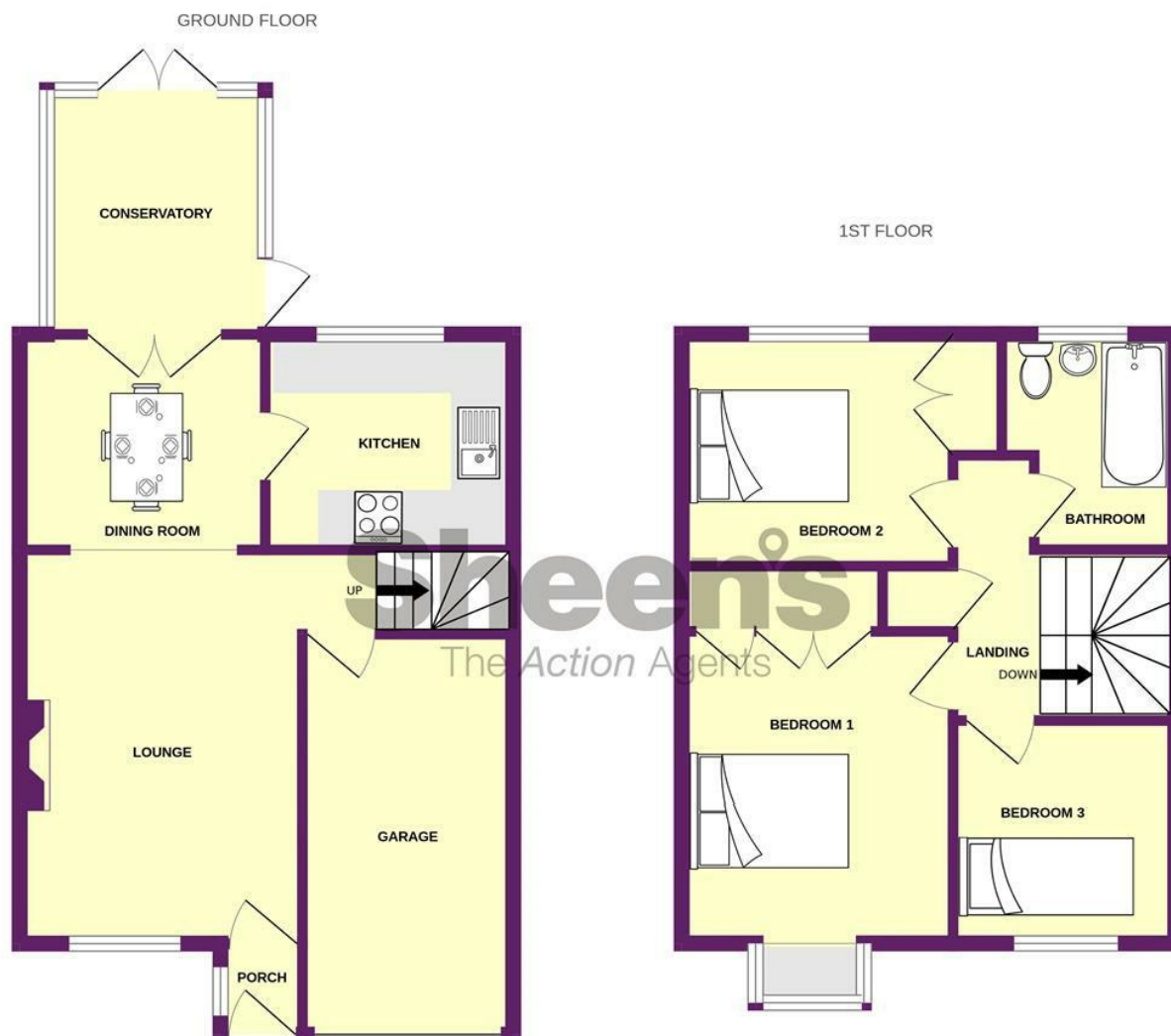
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR







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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