



## Muswell Walk Clacton-On-Sea, CO16 7HA

Located on the popular Wheatlands Development, and overlooking the greensward, Sheen's are pleased to offer for sale this newly refurbished ONE BEDROOM MINUETTE. The property is being offered with NO ONWARD CHAIN, and an internal inspection is highly recommended to appreciate the size and finish on offer.

- One Bedroom
- 15'1 x 11'9 Lounge
- 15'1 x 10 max Kitchen Diner
- Ground Floor Cloakroom
- En-Suite Bathroom
- Double Glazed Windows
- Gas Radiator Heating (n/t)
- Allocated Parking
- No Onward Chain
- Council Tax Band A. EPC Rating TBC



**Offers In Excess Of £165,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### LOUNGE

15'1 x 11'9

Stairflight to first floor. Double glazed window to front and side.  
Radiator. Open access to;



## KITCHEN DINER

15'1 x 10' reducing to 7'2

Recently fitted comprising of; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring electric hob with oven under and extractor over. Selection of matching white units at eye and floor level. Plumbing and space for washing machine. Marble effect wall panels. Radiator. Double glazed window to side.



## W.C

Low level W.C



## FIRST FLOOR

10'7 x 9'10

Sky light. Radiator. Storage cupboard housing wall mounted gas boiler (not tested). Door to;



## EN-SUITE BATHROOM

Recently fitted modern white suite comprising; Low level W.C. Vanity wash hand basin with cupboards under. Panelled bath with shower attachment. Marble effect panelled walls. Double glazed window to side.



### OUTSIDE

The property had a wrap around shingle garden. Enclosed by panelled fencing. Front and side gates.

The seller has informed us that the property comes with two allocated parking spaces.



### 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.

### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges:

Services Connected: (Gas): A (Electricity): Yes (Water): Yes (Sewerage Type): Mains

Mobile Signal -

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Internet - Superfast up to 66mb

Non-Standard Property Features To Note:

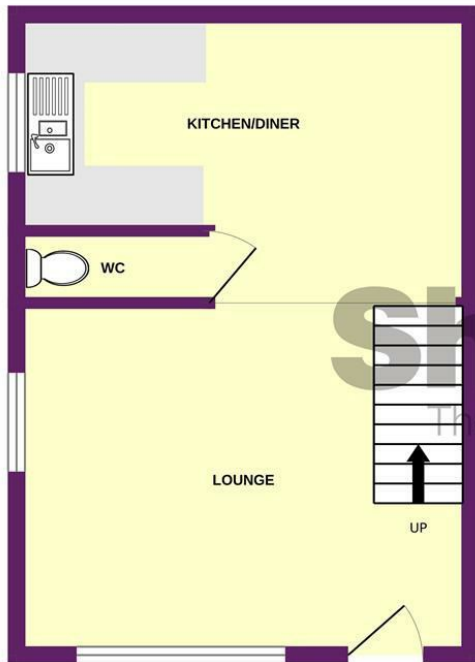
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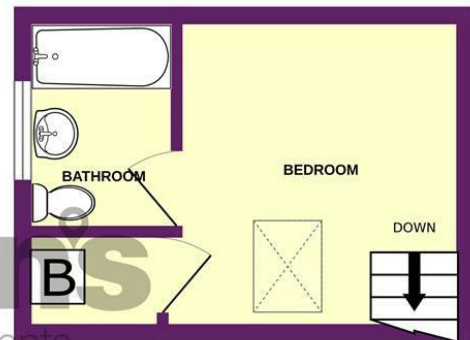




GROUND FLOOR



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

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