



Highview Avenue Great Clacton, CO15 4DX

Situated in one of Clacton's most prestigious roads, Sheen's are pleased to offer for sale this substantial THREE BEDROOM CHARACTER SEMI-DETACHED HOUSE. Along with its period features, the property benefits from an approximately 150' beautifully maintained rear garden, which includes summer house and a 24'10 Garage/Workshop. An internal inspection is highly recommended to appreciate the overall plot and property, including the owners very own craftsmanship internally.

- Three Bedrooms
- 15'5 Lounge
- 15'10 Dining Room
- 15'4 Modern Fitted Kitchen
- Family Bathroom
- Gas Central Heated
- Double Glazed Windows
- Approximately 150' Rear Garden
- 24'10 Garage/Workshop
- Council Tax Band D EPC Rating D



Price £385,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE PORCH

Double glazed windows to front and side. Further glazed door leading to;

HALLWAY

Two radiators. Double glazed windows to front. Understairs storage cupboard. Doors to;



LOUNGE

15'5 into bay x 12'8

Double glazed bay window to front. Radiator. Panelled media wall.



DINING ROOM

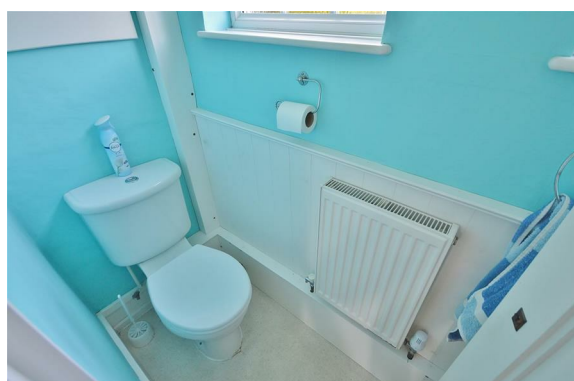
15'10 x 11'

Double glazed window to front and rear. Double glazed door to garden. Radiator. Hand made fitted cabinets. Hand made fire surround.



GROUND FLOOR CLOAKROOM

Comprises; Low level W.C. Space saving wall mounted sink unit. Radiator. Double glazed window to rear.



KITCHEN

16'4 x 9'9

Modern fitted kitchen comprising of; Laminated rolled edge work surfaces with inset single drainer sink unit. Inset four ring electric hob. Built in raised oven and microwave. Integrated dishwasher, washing machine and fridge freezer. All appliances not tested. Selection of matching grey high gloss units. Tiled splashback. Radiator. Two double glazed windows to side. Double glazed window to rear. Double glazed door to garden.



FIRST FLOOR LANDING

Radiator. Double glazed window offering fantastic garden views to rear. Two storage cupboards. Doors to;



BEDROOM ONE

15'6 into bay x 13'

Double glazed bay window to front. Radiator.



BEDROOM TWO

13'11 max x 11'

Double glazed windows to front and rear. Radiator.



BEDROOM THREE

9'10 x 8'10

Double glazed window to rear. Radiator.



BATHROOM

Modern white suite comprising; Low level W.C. Vanity hand wash basin with drawers under. Panelled bath with wall mounted electric shower (not tested). Part tiled walls, Double glazed window to front.

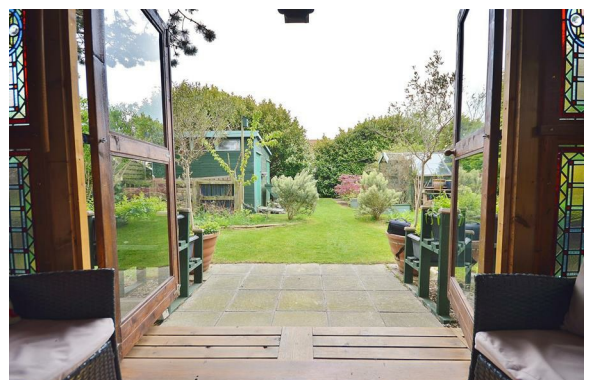


OUTSIDE REAR

Beautifully kept front rear garden measuring approximately 150' and commences with a lawned area enclosed by mature hedging. Meandering path located through 2 mature hedges leading to an almost secret garden which has a quiet and secluded patio area, perfect for relaxing. The remainder of the garden is laid to lawn and boasts an abundance of shrubs and trees. There is no shortage of storage with 3 storage sheds. The main attraction of this part of the hand made and designed summerhouse with its own patio area, and is the perfect spot for entertaining or relaxing.



SUMMER HOUSE



GARDEN



WORKSHOP/GARAGE

24'10 x 9'5

Previously used as the garage, the current owner has utilized this space as a workshop with power and light connected. Windows to side.



OUTSIDE FRONT

Long driveway providing off street parking for numerous vehicles leading to the Garage/Workshop. With remainder being laid to lawn. Enclosed by small brick wall.

LE 0425

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: Freeland Council Tax Band: D

Any Additional Property Charges:

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

Mobile Signal -

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Broadband - Ultrafast up to 2000mb

Non-Standard Property Features To Note:

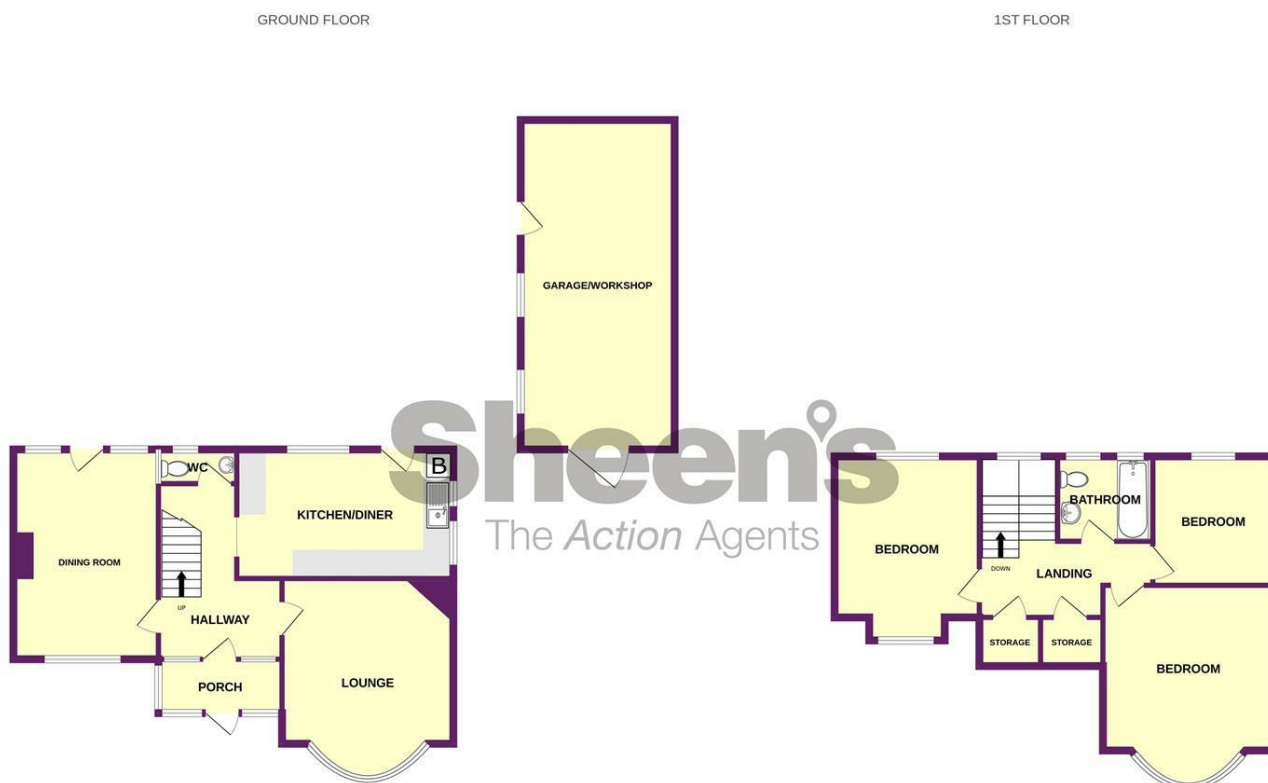
Particular Disclaimer

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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