



Chipstead Walk Clacton-On-Sea, CO16 8FH

Situated on the popular Cann Hall Development on the northern outskirts of Clacton-on-Sea, Sheen's are pleased to offer for sale this TWO BEDROOM DETACHED BUNAGLOW. The property in the valuers opinion is in excellent decorative order, and a viewing is highly recommended to appreciate the accommodation on offer. The property is located within Two miles of Clacton-on-Sea's town centre, seafront and mainline railway station.

- Two Bedrooms
- 12'6 Lounge
- 7'8 Double Glazed Conservatory
- 9'4 Modern Fitted Kitchen
- Modern Bathroom
- Double Glazed Windows
- Gas Central Heated (n/t)
- Front and Rear Gardens
- Off Street Parking
- Council Tax Band B. EPC Rating TBC



Price £230,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALLWAY

Loft access. Storage cupboard. Utility Cupboard with plumbing and space for washing machine. Doors to;

BATHROOM

Modern fitted white suite comprising of; Low level W.C. Pedestal hand wash basin. P shaped bath with shower attachment. Radiator. Aqua panelled walls. Double glazed window to side.



KITCHEN

9'4 x 7'5

Modern fitted white kitchen comprising of; Laminated rolled work surfaces with inset stainless steel single drainer sink unit. Inset four ring gas hob. Built in oven. Plumbing and space for dishwasher. Selection of matching white high gloss units. Double glazed window to rear.



BEDROOM ONE

13'6 + wardrobes x 8'7

Double Glazed window to front. Radiator. Fitted mirror fronted sliding wardrobes.



BEDROOM TWO

9'2 max x 8'2

Double glazed window to front. Radiator. Storage cupboard.



LOUNGE

12'6 x 10'4 max

Radiator. Media wall. Open access to;



CONSERVATORY

10'8 x 9'5

Radiator. Double glazed windows to side and rear. Double glazed patio door leading to garden.



GARDEN

Commencing with raised decking area. Mainly laid to lawn. Enclosed by panelled fencing. Side pedestrian access to front via side gate.



OUTSIDE FRONT

Block paved front garden providing off street parking, with driveway additional off street parking.

LE 0525

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:

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 - Up to 61mb

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



GROUND 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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