



## Groom Park Clacton-On-Sea, CO15 3NN

Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM MID-TERRACED HOUSE offered with No Onward Chain. The property is conveniently positioned within half a mile of Clacton's mainline railway station with its direct links to London Liverpool Street with Clacton Town centre and sea front around three quarters of a mile away. An early viewing is advised to appreciate the accommodation on offer.

- Three Bedrooms
- 12'8 x 12'2 max Lounge
- 15'9 x 9'10 Kitchen/Diner
- Gas Central Heating (n/t)
- Fully Double Glazed
- Three Piece White Bathroom Suite
- Off Street Parking
- Approx 45' Rear Garden
- No Onward Chain
- Council Tax B & EPC Rating D



**Price £205,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE HALLWAY

Stairflight to first floor. Radiator. Door to;



### LOUNGE

12'8 x 12'2 max

Radiator. Feature wooden fire surround with inset electric fire (not tested). Built in understairs storage cupboard. Double glazed window to front. Door to;



## KITCHEN/DINER

15'9 x 9'10

Fitted with a range of white gloss panel fronted units comprising of laminated rolled edge work surfaced with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine and undercounter fridge. Additional tall fridge freezer space. Inset four ring ceramic electric hob with inset under counter electric oven and fitted extractor hood above (appliances not tested). Please note the hob had 3 working rings and the oven part of the oven/grill is currently not working. Tiled splash backs. Wood effect flooring. Radiator. Double glazed window to rear overlooking garden. Double glazed door to rear garden.



## KITCHEN AREA VIEW



## DINING AREA VIEW



## FIRST FLOOR LANDING

Loft access. Doors to;



## BEDROOM ONE

10'6 x 9'5 + door recess

Radiator. Double glazed window to front.





## BEDROOM TWO

9'11 x 8'1 to wardrobes

Fitted wardrobes with cupboard above. Built in storage cupboard. Radiator. Double glazed window to rear.



## BEDROOM THREE

9'5 x 7'1 max

Built in stair slope. Radiator. Double glazed window to front.



## BATHROOM

7'7 x 5'6

Fitted with a three piece white suite comprising; Panelled bath with mixer tap and shower attachment. Vanity hand wash basin with cupboards below. Low level W.C. Fully tiled walls. Radiator. Double glazed window to rear.



### OUTSIDE - FRONT

Block paved driveway providing off street parking for two vehicles. Shared side pedestrian access. Private wooden gate leading to rear garden.



### OUTSIDE REAR GARDEN

Mainly laid to lawn with hard standing patio area. Timber summerhouse to remain. Enclosed by by panelled wooden fencing. Brick built storage shed.



### STORAGE SHED

8'10 x 7'1

Brick built. Personal access door and single glazed window to side. Power and light connected.

## JE 05/25

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 (Telephone & Broadband): TBC

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



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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**Sheen's**  
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