

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

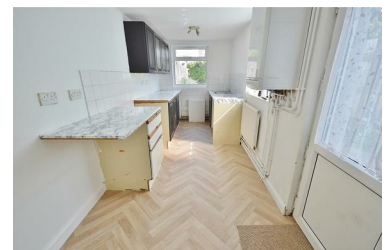
Sheen's
The Action Agents



Cambridge Road Clacton-On-Sea, CO15 3QJ

Situated on this established non-estate position, Sheen's are pleased to offer for sale this **THREE BEDROOM SEMI-DETACHED HOUSE**. The property is being offered with **NO ONWARD CHAIN**, and would make an ideal first time purchase or buy-to-let investment. Clacton's mainline railway station, seafront and town centre are located approximately a quarter of a mile away.

- Three Bedrooms
- 13'8 max Lounge
- 12 Dining Room
- 16' Kitchen
- Shower Room
- Double Glazed Windows
- Gas Central Heated
- No Onward Chain
- Council Tax Band A
- EPC Rating D



Price £179,995 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE PORCH

Glazed door to;

LOUNGE

13'8 into bay x 12'

Double glazed bay window to front. Radiator. Cast iron fireplace. Open access to;



DINING ROOM

12' x 12'

Understairs storage cupboard. Radiator. Double glazed patio doors leading to garden. open access to;



KITCHEN

16' x 6'6

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for washing machine, cooker and fridge freezer. Selection of units at eye and floor level. Radiator, Wall mounted gas boiler (not tested). Double glazed window to side and rear. Double glazed door to garden.



FIRST FLOOR LANDING

Doors to;

BEDROOM ONE

12' x 11'6

Double glazed window to front. Radiator. Feature fireplace.



BEDROOM TWO

9'1 x 9'1

Double glazed window to rear. Radiator. Built in storage cupboard.



BEDROOM THREE

8'2 x 6'7

Radiator. Double glazed window to rear.



SHOWER ROOM

Comprises; Low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower (not tested). Double glazed window to side.



OUTSIDE - REAR

Approximately 60' rear garden. Commencing with shingle and decked area. Mainly laid to lawn. Enclosed by panelled fencing. Side pedestrian access to front via gate to side.



OUTSIDE - FRONT

Small block paved front garden.

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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: A

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: The property has been owned for less than six months by the current owner. If you require a mortgage, please inform your broker/lender of this.

Particular Disclaimer

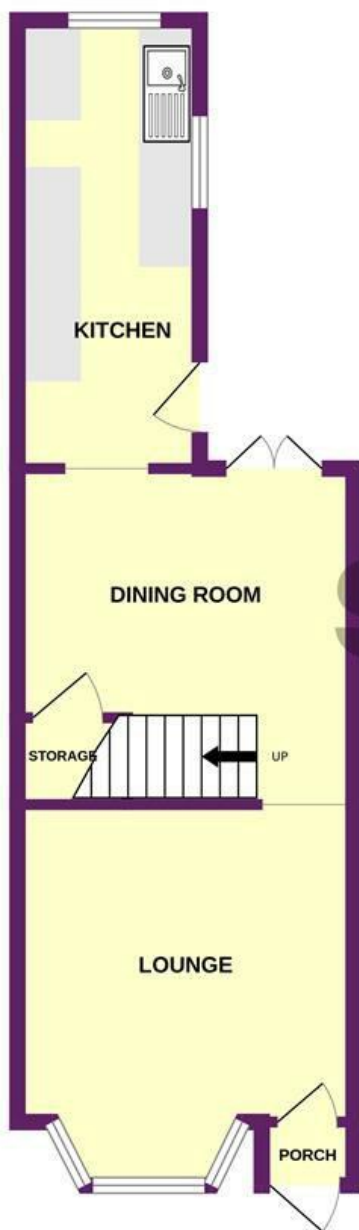
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of

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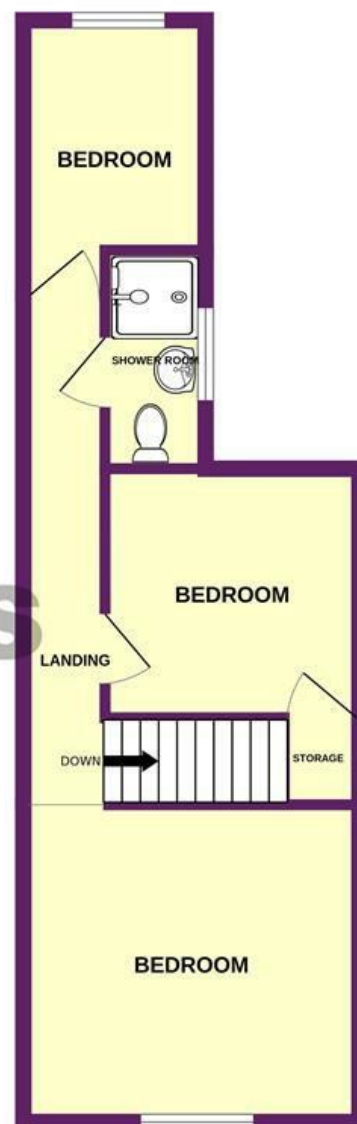
fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



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TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

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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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

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