



## Fairfield Road Clacton-On-Sea, CO15 3QP

Sheen's Estate Agents are pleased to offer for sale this FOUR BEDROOM, TWO LOFT ROOM, TWO RECEPTION ROOM SEMI-DETACHED HOUSE. The property is situated in the Essex coastal town of Clacton-on-Sea and is conveniently situated just 300 metres from Clacton's mainline railway station with direct links to London Liverpool Street, with Clacton town centre and seafront just over half a mile away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Four Bedrooms
- Two Loft Rooms
- Two Reception Rooms
- 12' x 11'7" Kitchen
- Utility Room
- Double Glazed Windows
- Gas Central Heating (n/t)
- Approx 66' Rear Garden
- Off Street Parking
- EPC Rating D



**Price £265,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE HALLWAY

Stairflight to first floor. Understairs storage cupboard. Radiator. Door to;

### LOUNGE

14'2 x 14'11 into bay

Radiator. Open fireplace with fire surround. Double glazed bay windows to front. Open access to;



### DINING ROOM

12'3 x 11'10

Radiator. Double glazed window to rear. Open access to;





## KITCHEN

15'3 x 10'10

Fitted kitchen suite comprising: Laminated rolled edge work surfaces with inset one and a half bowl single drainer ceramic sink unit with stainless steel mixer tap. Space for cooker. Space for fridge and freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splash backs. Wall mounted gas combination boiler (not tested). Radiator. Double glazed window to side. UPVC double glazed door leading to rear garden. Door to;



## UTILITY ROOM

10'8 x 3'10

Space for white goods appliances. Two double glazed windows to rear.

## FIRST FLOOR LANDING

Stairflight to second floor. Loft access. Storage cupboard. Door to;

## BEDROOM ONE

12'4 x 11'11

Radiator. Double glazed window to front.



## BEDROOM TWO

11'10 x 11

Radiator. Double glazed window to rear.



## BEDROOM THREE

11'8 x 6'4

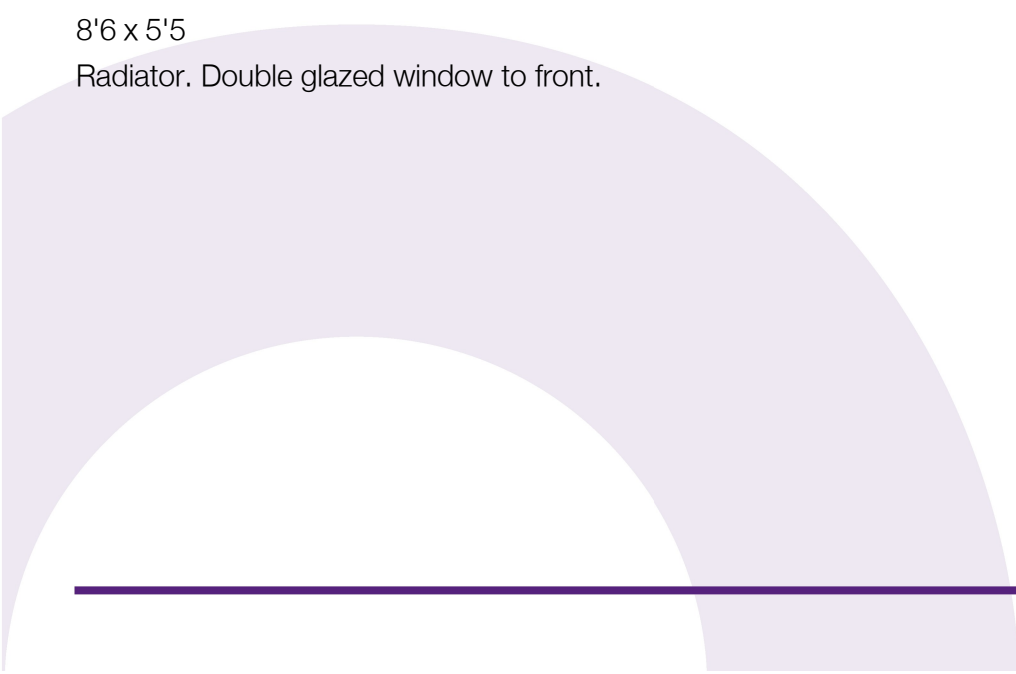
Radiator. Double glazed window to side.



## BEDROOM FOUR

8'6 x 5'5

Radiator. Double glazed window to front.



## BATHROOM

Two piece suite comprising; Pedestal hand wash sink basin with stainless steel mixer tap. Panelled bath. Wall mounted shower head attachment above. Part tiled. Double glazed window to rear.



## SEPERATE W.C

Low level W,C. Double glazed window to side.

## SECOND FLOOR LANDING

Storage cupboard in eaves. Door to;

## LOFT ROOM ONE

17'9 x 6'10

Radiator. Double glazed window to side.



## LOFT ROOM TWO

12'2 x 7'

Radiator. Double glazed window to side.





### OUTSIDE - FRONT

Hard standing area providing off street parking. Side pedestrian access to outside rear. Path leading to front entrance.



### OUTSIDE - REAR

Patio paved area with remainder being laid to lawn. Enclosed by panelled fencing. Side pedestrian access to outside rear.



### BA 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: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains Drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: N/A

### Particular Disclaimer

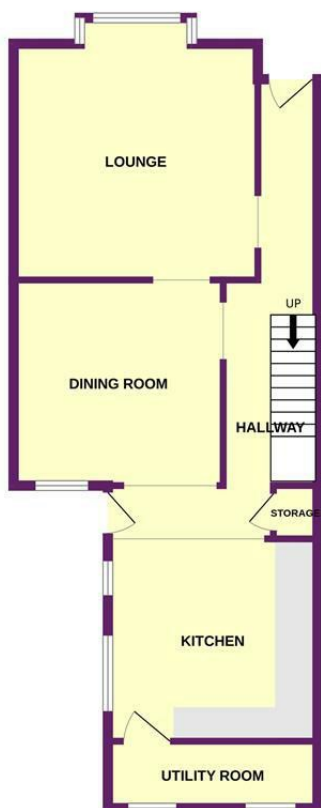
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Draft Details

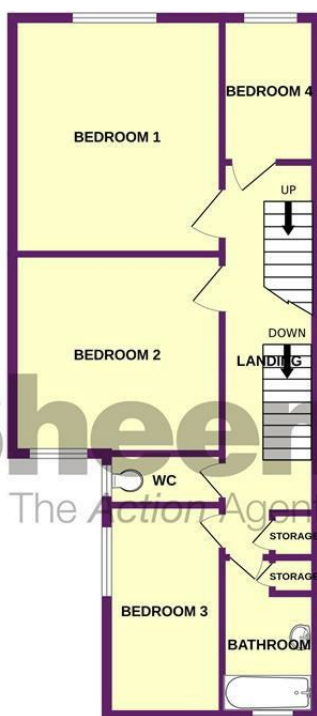
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



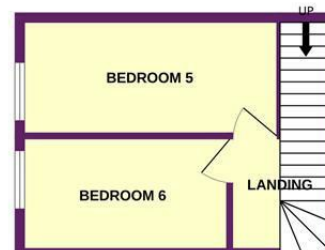
GROUND FLOOR



1ST FLOOR



2ND 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**  
The Action Agents

