



Holbrook Close Clacton-On-Sea, CO16 8TH

Located in the Essex Coastal town of Clacton-on-Sea is this ONE DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. Local shopping amenities at Bockings Elm are within quarter of a mile, with Clacton's town centre, sea front and mainline railway station with its direct links to London Liverpool Street all within one and a half miles. The property is in need of modernisations throughout and is perfect for anyone wishing to put their own stamp on something, and an early viewing is advised to appreciate the potential on offer.

- One Bedroom
- 14'5 max x 11'9 Lounge
- 10'5 x 7'7 Kitchen
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Double Glazed Windows
- Approx 45' Rear Garden
- Off Street Parking
- No Onward Chain
- EPC Rating TBC & Council Tax B



Price £175,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Built in storage cupboards. Loft access. Doors to:



LOUNGE

14'5 nar 11'10 x 11'9

Radiator. Double glazed window to front.



KITCHEN

10'5 x 7'7

Fitted with a range of white panel fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of wall mounted units. Inset single drainer sink unit with mixer tap. Cooker space. Space and plumbing for washing machine. Built in large cupboard. Radiator. Double glazed window and door to rear garden.



BEDROOM

11'9 x 10'10

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



BATHROOM

6'7 x 5'7

Fitted with a white suite. Comprises panel bath. Low level W.C. Wash hand basin. Low level W.C. Tiled splash backs. Double glazed window to side.



OUTSIDE - FRONT

Hard standing area providing off street parking. Front garden laid to lawn. Gate gives side pedestrian access to rear garden.



OUTSIDE - REAR

Garden is mainly laid to lawn with hardstanding patio area. Brick built storage shed. Enclosed by panel fencing.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band:

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

JE0525

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.

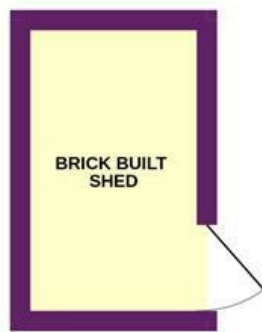
Particular Disclaimer

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.

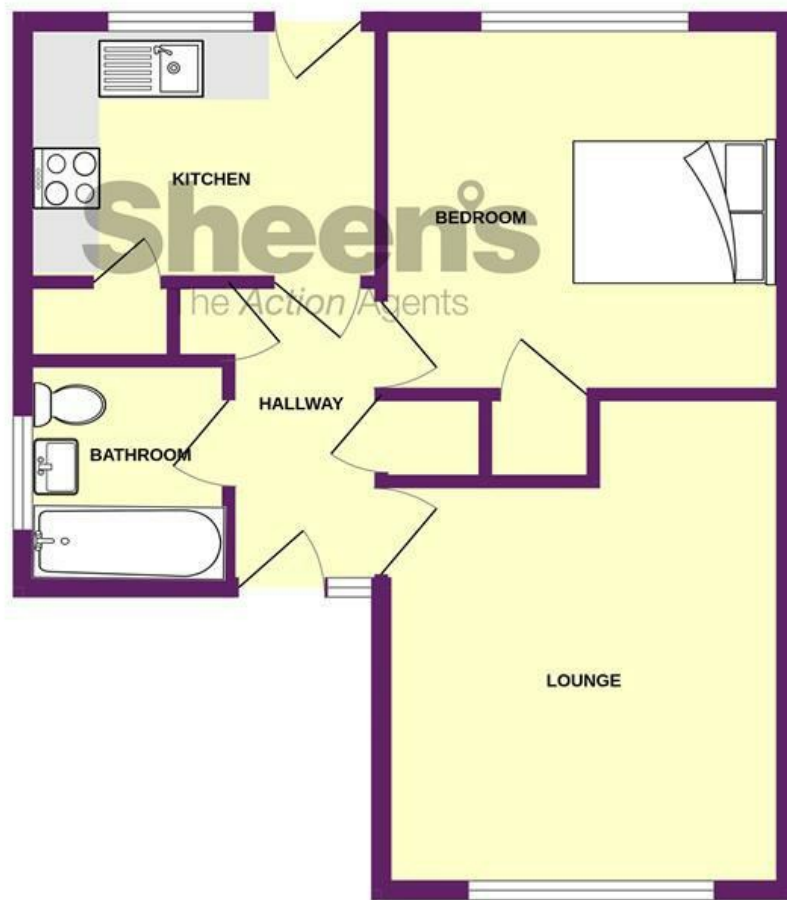
Draft Details

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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