

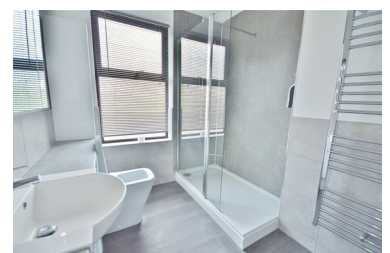


Oxford Crescent Clacton-On-Sea, CO15 3PY

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM, TWO RECEPTION ROOM, MID-TERRACED HOUSE. The property is conveniently positioned within three quarters of a mile of Clacton-on-Sea's town centre and sea front with the mainline railway station located around a quarter of a mile away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 13'1 x 11'7 Lounge
- 14'8 x 10'2 Kitchen
- 15'2 x 12'10 Dining Room
- Modern Shower Room & Ground Floor W.C
- Fully Double Glazed
- Gas Central Heating (n/t)
- Approximate 50' Rear Garden
- Council Tax Band B
- EPC Rating C

Price £205,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

ENTRANCE PORCH

Doubled glazed windows to the front and side. Wooden glazed door leads to;

ENTRANCE HALLWAY

Stair flight to the first floor. Radiator. Door to;

LOUNGE

13'1 into bay x 11'7

Inset open fireplace with iron fire surround. Radiator. Double glazed bay window to front:



DINING ROOM

15'2 x 12'10

Under stairs storage cupboard. Radiator. Double glazed window to rear. Door to;



KITCHEN

14'8 x 10'2

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap. Inset four ring gas hob with oven under and extractor above (not tested). Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge/freezer. Selection of matching wall units with cupboards and draws at both eye and floor level. Partly tiled. UPVC double glazed door to outside side and UPVC double glazed French doors leading to outside rear. Door to;



GROUND FLOOR W.C.

Comprising a low level W.C.. Hand wash sink basin. Heated towel rail. Double glazed window to rear.

FIRST FLOOR LANDING

Loft access. Door to;

BEDROOM ONE

15'7 x 10

Storage cupboard. Radiator. Two double glazed windows to the front.



BEDROOM TWO

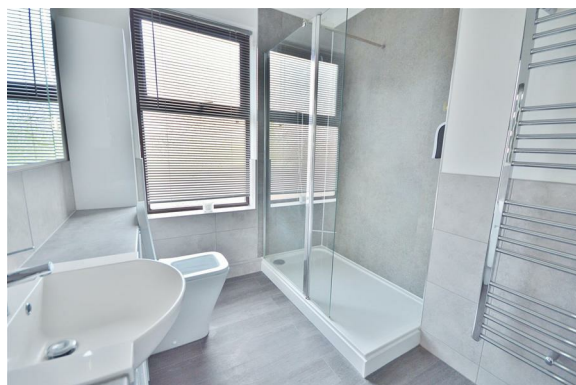
13' 7x 7'7

Radiator. Double glazed window to rear.



SHOWER ROOM

Three piece white suite comprising a low level W.C.. Vanity hand wash sink basin with a stainless steel mixer tap. Step in shower cubicle with shower head attachment above. Partly tiled. Heated towel rail. Double glazed window to rear.



OUTSIDE - FRONT

Enclosed by a wall. Patio paved path leading to front entrance.



OUTSIDE - REAR

Decked area with the remainder being artificial lawn. Enclosed by panelled fencing. One wooden storage shed.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: N/A

BA 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.

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

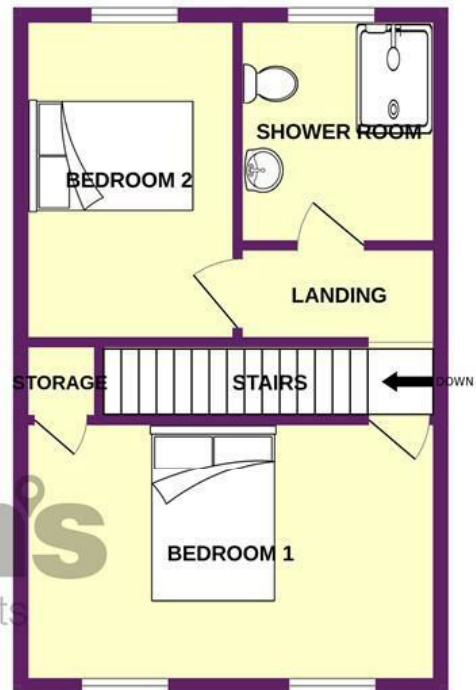
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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
The Action Agents

