



Trimley Close Clacton-On-Sea, CO16 7AZ

In need of modernisation is this TWO BEDROOM MID-TERRACED HOUSE located in the Essex coastal town of Clacton-on-Sea. Clacton's town centre, sea front and mainline railway station are all situated within one and a quarter miles. Offered with No Onward Chain, an early viewing is advised to appreciate the potential on offer.

- Two Bedrooms
- 13' x 12' Lounge
- 8'3 D/Glazed Conservatory
- Gas Central Heating (n/t)
- Fully Double Glazed
- Off Street Parking
- 48' Rear Garden
- No Onward Chain
- Modernisation Required
- EPC Rating C & Council Tax B



Price £155,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes: Double glazed entrance door to;

ENTRANCE PORCH

5'8 x 3'1

Double glazed window to side and front. Double glazed entrance door to;

ENTRANCE HALLWAY

Stair flight to first floor. Built in under stairs storage cupboard. Wood effect flooring. Radiator. Open access to;



KITCHEN

11'4 x 5'9

Fitted with a range of birch effect laminated fronted units. Laminated rolled edge work surfaces with cupboards and draws below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Tall fridge/freezer space. Inset four ring gas hob with under counter electric oven and stainless steel extractor above (all appliances not tested). Tile splashbacks. Tiled flooring. Wall mounted gas boiler (not tested). Double glazed window to front.



LOUNGE

13' x 12'

Wood effect flooring. Radiator. Double glazed sliding patio door to;



CONSERVATORY

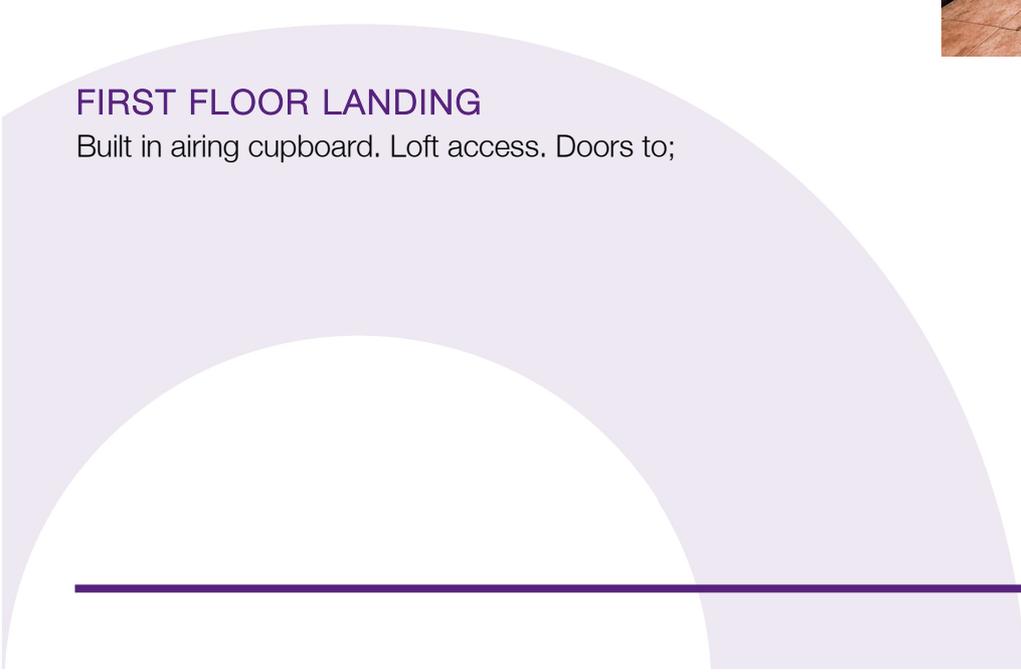
8'3 x 7'4

Double glazed windows to side and rear. Poly carbonate roof. Tiled flooring. Double glazed double doors to rear garden.



FIRST FLOOR LANDING

Built in airing cupboard. Loft access. Doors to;



BEDROOM ONE

11'5 x 9'

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



BEDROOM TWO

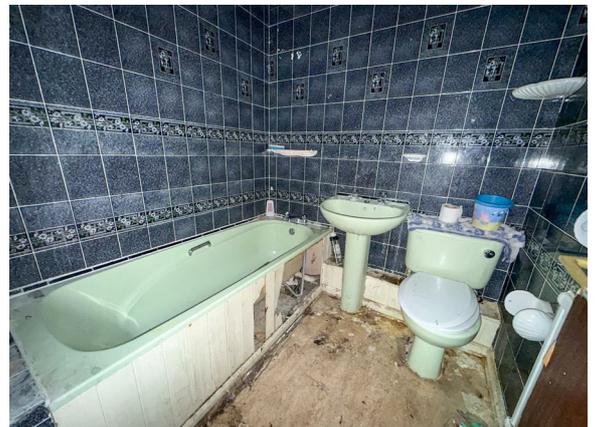
12'1 x 6'10

Radiator. Double glazed window to rear.



BATHROOM

Fitted with a three piece suite. Comprises panelled bath. Pedestal shower basin. Low level W.C. Fully tiled walls. Radiator. Extractor fan (not tested).



OUTSIDE FRONT

Front garden is mainly hard standing providing off street parking.



OUTSIDE REAR

Wooden deck patio in need of upgrading. Remainder of garden in need of cultivation. Enclosed by panelled fencing.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

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

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.

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





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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