



Cleave Close Clacton-On-Sea, CO16 8GQ

Sheen's Estate Agents are pleased to sell this THREE BEDROOM FAMILY HOME. Offering off street parking, ensuite shower room and is located within easy reach of local amenities. Clacton-on-Sea's main railway station, seafront approximately two miles away.

- Three Bedrooms
- 15'2 Lounge
- 11'7 Kitchen/Diner
- En-suite Shower Room
- Family Bathroom
- Double Glazed Windows
- Gas Central Heated
- Off Street Parking
- Council Tax Band C
- EPC Rating C



Price £250,000 Freehold

Accommodation Comprises

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

ENTRANCE HALLWAY

Stair flight to the first floor. Door to;

CLOAKROOM

Comprises Low Level W.C. Pedestal hand wash basin. Radiator. Double glazed window to the front.



LOUNGE

15'2 x 10'5

Double glazed window front. Radiator. Double glazed patio doors leading to Garden.



KITCHEN

11'9 max x 11'7 max

Modern fitted kitchen comprises of laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring electric hob. Built in microwave and oven. Integrated fridge and freezer. Selection of matching black high gloss units at eye and floor level. Under stairs storage cupboard. Radiator. Double glazed window to the rear. Double glazed door to garden.



FIRST FLOOR LANDING

Loft access. Doors to;

BEDROOM ONE

16' max reduced to 9'9 x 13'

A range of high gloss bedroom furniture. Two built in mirror fronted wardrobes. Radiator. Double glazed window to the rear. Door to;



EN SUITE

Comprises of low level W.C. Vanity hand was basin with cupboards under. Independent shower cubicle with wall mounted shower (not tested). Part tiled walls. Radiator. Double glazed window to the rear.



BEDROOM TWO

11'2 max x 10'5

Built in storage cupboard radiator. Double glazed window to the rear.



BEDROOM THREE

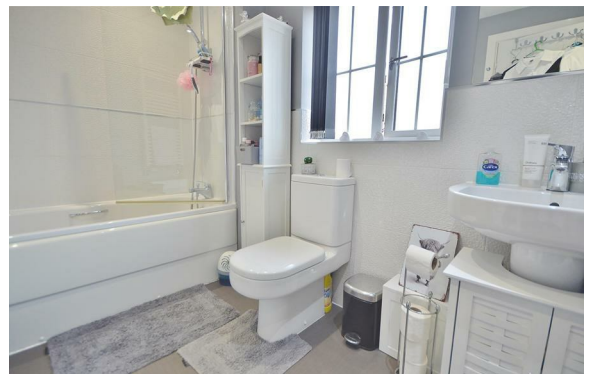
7'6 x 6'9

Radiator. Double glazed window to rear.



BATHROOM

Modern white suite comprising of a low level W.C. Personal hand wash basin. Panelled bath with shower attachment. Tiled walls. Radiator. Double glazed window to the rear.



OUTSIDE REAR GARDEN

Commencing with paved patio area with further patio area to rear housing timber shed. Mainly being laid to lawn. Enclosed by panelled fencing. Side gate giving access to the front.



OUTSIDE FRONT

Hard standing driveway providing off street parking with block paved front garden.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

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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.

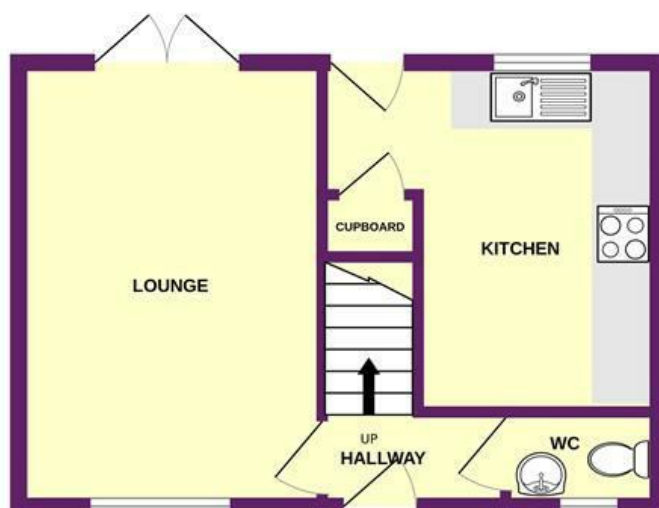
Particular Disclaimer

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

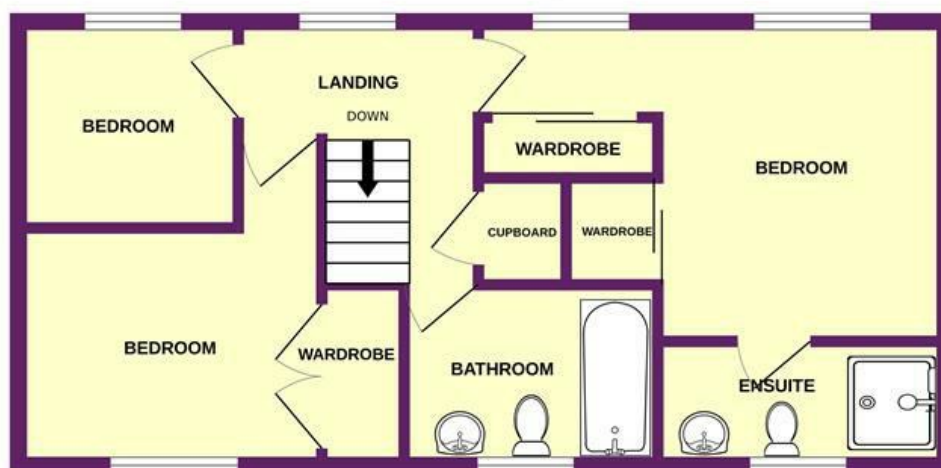
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR



1ST FLOOR

Sheen's
The Action Agents



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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