



Merstham Drive Clacton-On-Sea, CO16 8FW

Situated on the popular 'Cann Hall' Development on the Northern outskirts of the Essex coastal town of Clacton-on-Sea is this TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE. The property is located within half a mile of shopping facilities at Bockings Elm & Brook Retail Park and is approximately two miles from Clacton's town centre, mainline railway station and seafront. An early viewing is advised. (Please note the property was formally a three bedroom, which has been converted to two double bedrooms).

- Two Double Bedrooms
- 15'8" x 14' Lounge
- 8'9" Modern Fitted Kitchen
- Ground Floor Cloakroom
- 8'10 D/Glazed Conservatory
- Gas Central Heating (n/t)
- Fully Double Glazed
- 30' Rear Garden
- Off Street Parking
- EPC Rating D & Council Tax B

Price £230,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

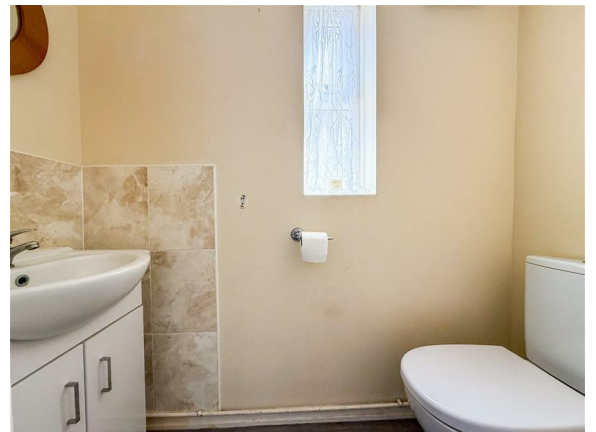
ENTRANCE HALLWAY

Built in storage cupboard housing wall mounted gas boiler serving hot water and central heating (not tested). Wood effect flooring. Radiator. Doors to:



GROUND FLOOR CLOAKROOM

Fitted with a white suite comprises Low level WC. Hand wash basin in vanity unit with cupboards under. Tiled splash backs. Wood effect flooring. Double glazed window to side.



KITCHEN

8'9 x 7'10

Fitted with a modern kitchen suite. Comprises light grey panel fronted units. Granite effect laminated rolled edge work surfaces with drawers, cupboards and storage space under. Inset one and a half bowl ceramic single drainer sink unit with mixer tap. Tile splash backs. Cooker space with extractor hood above (not tested). Space and plumbing for washing machine. Under counter fridge space. Additional small fridge/freezer space. Decorative tiled flooring. Double glazed window to front.



LOUNGE

15'8 x 14'

Feature fireplace. Inset electric fire (not tested). Radiator. Spiral stair case to first floor. Wood effect flooring. Double glazed window to rear. Double glazed French style double doors to:



CONSERVATORY

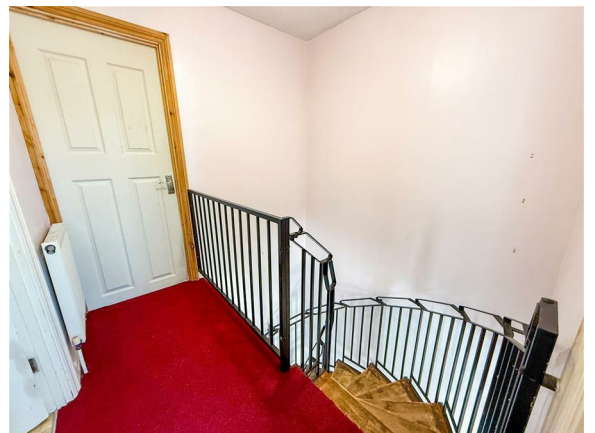
9'6 x 8'2

Edwardian style conservatory. Part brick construction. Double glazed windows. Vaulted poly-carbonate roof. Radiator. Double glazed door to outside.



FIRST FLOOR LANDING

Radiator. Access to loft. Doors to:



BEDROOM ONE

14' x 8'

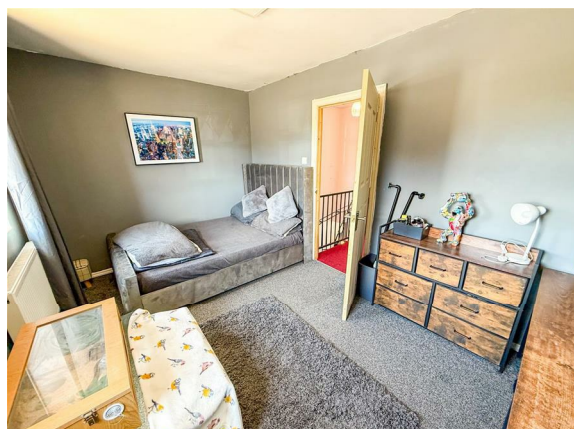
Fitted wardrobes. Radiator. Built in airing cupboard. Two double glazed windows to rear.



BEDROOM TWO

14' x 8'10

Radiator. Two double glazed window to front.



BATHROOM

Part tiled. Fitted with a white suite. Panelled corner bath with mixer tap. Hand wash basin in vanity unit. Low level WC. Part tiled walls. Radiator. Double glazed window to side.



OUTSIDE - FRONT

Partly shingled front garden. Hard standing area providing off street parking. Side pedestrian access via wooden gate to:



OUTSIDE - REAR

Approx. 30' garden. Laid to lawn. Patio area. Timber shed. Enclosed by panel fencing.



ALTERNATE VIEW OF GARDEN



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): Yes

Non-Standard Property Features To Note: No

JE 0725

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

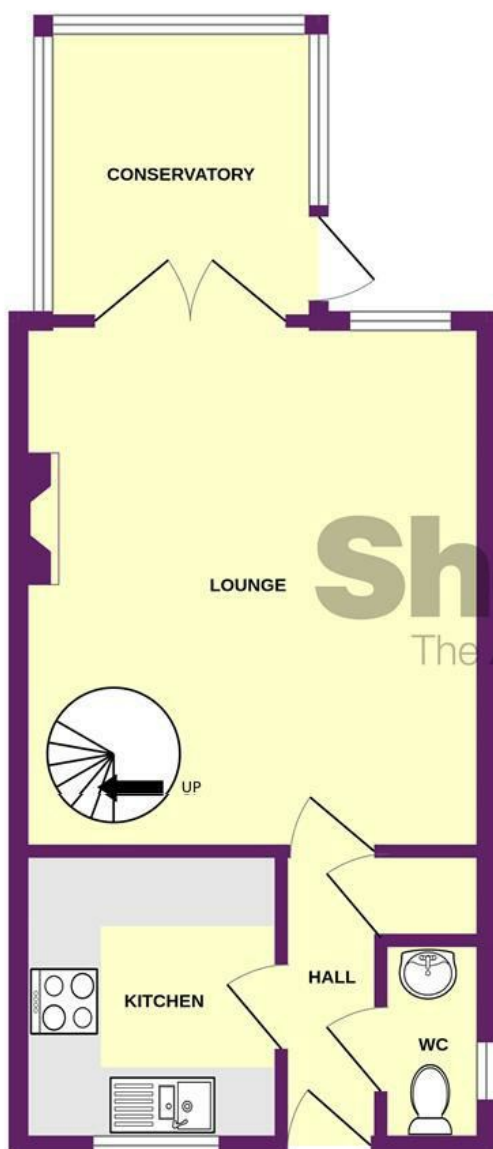
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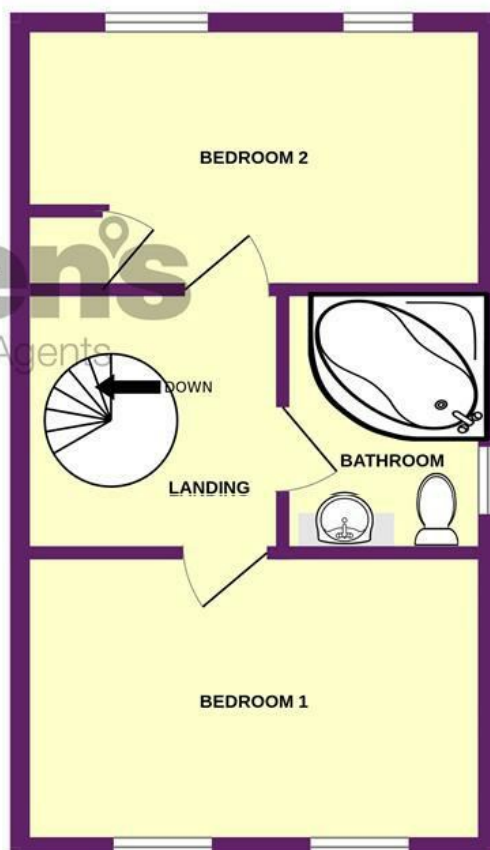
taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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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