



Avondale Road East Clacton, CO15 6ER

Sheen's Estate Agents are pleased to offer for sale this BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED HOME. The property is located in the popular East Clacton with Clacton-on-Sea's mainline railway station, seafront and beaches situated all within a third of a mile away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Four Bedrooms
- 18'4 x 13'4 Lounge
- 13'3 x 13'3 Kitchen
- Bathroom Suite
- En-Suite Shower Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- Off Street Parking
- EPC Rating E
- Council Tax Band C

Price £335,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door leading to:

ENTRANCE HALLWAY

Stair flight to first floor. Radiator. Double glazed window to front. Open access to:



KITCHEN

13'3 x 13'3

Modern fitted kitchen suite comprising laminated square edge work surfaces with inset single drainer sink unit with stainless steel mixer tap. Kitchen island with inset five ring electric hob. Integrated double oven. Space for fridge freezer. Integrated dish washer. Integrated washing machine. Selection of matching wall units with cupboards and drawers at both eye and floor level. Storage cupboard housing wall mounted gas combination boiler (not tested). Wall mounted vertical radiator. Double glazed windows to side. Open access to:



LOUNGE

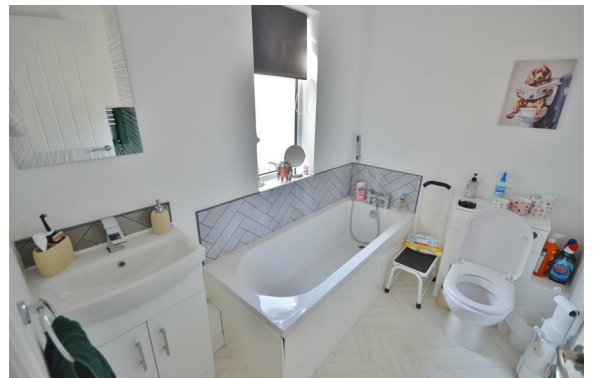
18'4 x 13'4

Two vertical wall mounted radiators. Double glazed windows to rear. UPVC Double glazed French style doors leading to rear garden.



BATHROOM

Three piece white suite comprising low level W.C. Vanity hand wash sink basin with a stainless steel mixer tap. Panelled bath. Heated towel rail. Double glazed window to rear.



BEDROOM ONE

14'9 x 9'1

Radiator. Double glazed window to front. Door to:



EN-SUITE SHOWER ROOM

Three piece white suite comprising low level W.C. Vanity hand wash sink basin with a stainless steel mixer tap. Step in shower cubicle with wall mounted shower attachment above. Heated towel rail.



BEDROOM TWO

12'7 x 9'2

Radiator. Double glazed window to front.



FIRST FLOOR LANDING

Radiator. Door to:

W.C

Comprises: Wall mounted hand wash sink basin with a stainless steel mixer tap. Low level W.C. Heated towel rail.



BEDROOM THREE

9'8 x 11'

Radiator. Double glazed window to front.



BEDROOM FOUR

9'9 x 9'8

Radiator. Double glazed window to rear.



OUTSIDE FRONT

Hard standing area providing off street parking. Patio paved path leading to front entrance with the remainder being stone shingle. Enclosed by white picket fencing. Side pedestrian access leading to outside rear.



OUTSIDE REAR

Mainly laid to lawn with a raised decking area. Enclosed by panelled fencing. Side pedestrian access leading to the Outside Front.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2025/2026 £1899.92 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

BA 0925

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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

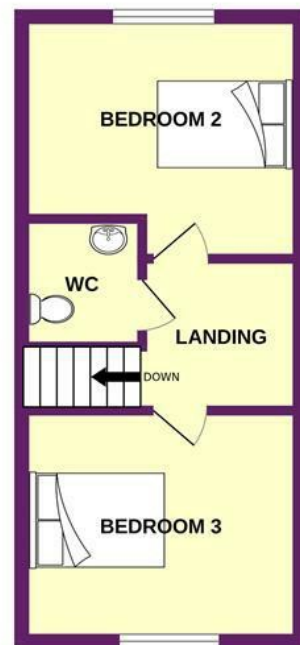
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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.
Made with Metropix 6/2025

Selling properties... not promises

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Sheen's
The Action Agents

