



Anchor Road Clacton-On-Sea, CO15 1HP

Located on the fringes of the town centre on the Essex Coast is this TWO BEDROOM SEMI-DETACHED HOUSE. Clacton's sea front and mainline railway station with its direct links to London Liverpool Street are around quarter of a mile away. The property has had an impressive programme of modernisation throughout and an internal inspection is strongly advised.

- Two Bedrooms
- 13'3 max x 10'11 Lounge
- 13'7 x 10'8' max Lounge/Diner
- Ground Floor W.C.
- 9'6 Sun Room
- Three Piece Bathroom Suite
- Gas Central Heating (not tested)
- Approx 45' South Facing Garden
- No Onward Chain
- EPC Rating E & Council Tax B

Price £195,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance with double glazed side panel to:

ENTRANCE PORCH

Open access to;

ENTRANCE HALLWAY

Stairflight to first floor with built in understairs storage cupboard.

Door to;



LOUNGE

13'3 into bay x 10'11

Feature gas fire. Radiator. Double glazed bay window to front.



KITCHEN/DINER

13'7 max x 10'8 max nar 7'5

Fitted with a range of grey laminated fronted units comprising of; Laminated rolled edge work surfaces with cupboards and drawers below. Range of wall mounted units. Inset single drainer sink unit with mixer tap. Cooker space with fitted extractor hood above. Space and plumbing for washing machine. Tall fridge freezer space, Built in double storage cupboard. Single glazed window to sun room. Double glazed window to rear. Open access to Sun Room.



KITCHEN AREA VIEW



DINING AREA VIEW



SUN ROOM

9'6 x 3'10

Double glazed windows to side and rear, Wooden door leading to garden. Further sliding door leading to;



GROUND FLOOR W.C.

Fitted with a white suite comprising; Low level W.C. Wash hand basin. Double glazed window to rear.



FIRST FLOOR LANDING

Double glazed window to front. Doors to;



BEDROOM ONE

10'11 x 10'5max

Radiator. Two double glazed window to front.



BEDROOM TWO

11' x 8'1max

Built in cupboard housing wall mounted gas combination boiler serving hot water and central heating system (not tested).
Radiator. Double glazed window to rear.



BATHROOM

8'3 x 6'5

Fitted with a modern white suite comprising panelled bath with mixer tap, shower attachment and glazed shower screen. Pedestal hand wash sink basin. Low level W.C. Radiator. Fully tiled walls. Double glazed window to rear.



OUTSIDE - FRONT

Small front garden. Mainly laid to shingle. Enclosed by part brick wall. Hardstanding area providing off street parking for small vehicle. Side pedestrian access leading to gate with access to rear garden.



OUTSIDE - REAR

Approximately 45' south facing rear garden. Mainly laid to lawn. Paved patio area. Timber storage shed. Additional shingle patio area to rear of garden,



JE 0724

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.

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

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.



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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