



## Avondale House, Avondale Road East Clacton, CO15 6ES

Located in the sought after East Clacton area is this FREEHOLD TWO BEDROOM GROUND FLOOR MAISONETTE which has recently undergone refurbishments by the current vendor. Both Clacton's mainline railway station with its direct links to London Liverpool Street, and East Clacton's regenerated beaches and sea front are situated within a third of a mile. Benefiting an allocated front garden area and spacious accommodation an early viewing is advised to appreciate the ground floor living on offer, location and décor on offer..

- Two Bedrooms
- 14'1 x 10'1 Lounge
- 11'9 Fitted Kitchen
- Modern White Bathroom Suite
- Modern Electric Heating (n/t)
- Fully Double Glazed
- Front Allocated Garden Area
- Freehold Maisonette
- Close To Amenities
- EPC Rating D & Council Tax A

Price £150,000 Freehold



## Accommodation Comprises

The accommodation comprises approximate room sizes:

The property benefits from a its own private front double glazed entrance door to entrance hallway.

### ENTRANCE HALLWAY

recently carpeted. Storage cupboard. Additional built in under stairs storage cupboard. Doors to:



### LOUNGE

14'1 x 10'1

Feature tiled fireplace. Wall mounted modern electric wall mounted radiator (not tested). Recently carpeted. Double glazed window to front.



ALTERNATE VIEW OF LOUNGE



## KITCHEN

11'9 x 6'4 plus recess

Fitted with a range of sage green matte panelled laminate fronted units comprising white marble effect laminated rolled edge work surfaces with cupboards and drawers below. Inset single drainer stainless steel sink unit. Cooker space. Space and plumbing for washing machine. Built in larder cupboard. High level built in cupboard housing water tank. Additional built in cupboard. Tiled splashbacks. Wood effect flooring. Double glazed window to rear. Double glazed door to rear garden.



## BEDROOM ONE

14' x 10'6

Recently Carpeted. Wall mounted electric modern radiator (not tested). double glazed window to rear.



## BEDROOM TWO

10'6 x 8'5

Recently carpeted. Wall mounted electric modern radiator (not tested). Double glazed window to front.



## BATHROOM

Recently fitted with a modern white three piece bathroom suite comprising panelled bath. Vanity wash hand basin with cupboards below. Low level W.C. Tiled splashbacks. Double glazed window to side.



## OUTSIDE FRONT

The property benefits from a small front allocated garden space which is currently laid to concrete.



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## VIEW OF ALLOCATED FRONT GARDEN SPACE



## CLACTON SEA FRONT

East Clacton's regenerated beaches and sea front and located around a third of a mile away.



## Material Information (Freehold Property)

Tenure:

Council Tax: Tendring District Council; Council Tax Band A; Payable 2025/2026 £1424.94 Per Annum

Any Additional Property Charges:

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

Property Features To Note: The property is a freehold maisonette so please be aware it is unlikely you would be able to obtain a mortgage. It would most likely need to be a cash purchase. Please Note The Property Does Not have a Garage.

## Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

## JE 12/25

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](http://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.

## GROUND 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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**Selling properties... not promises**

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**Sheen's**  
The Action Agents