

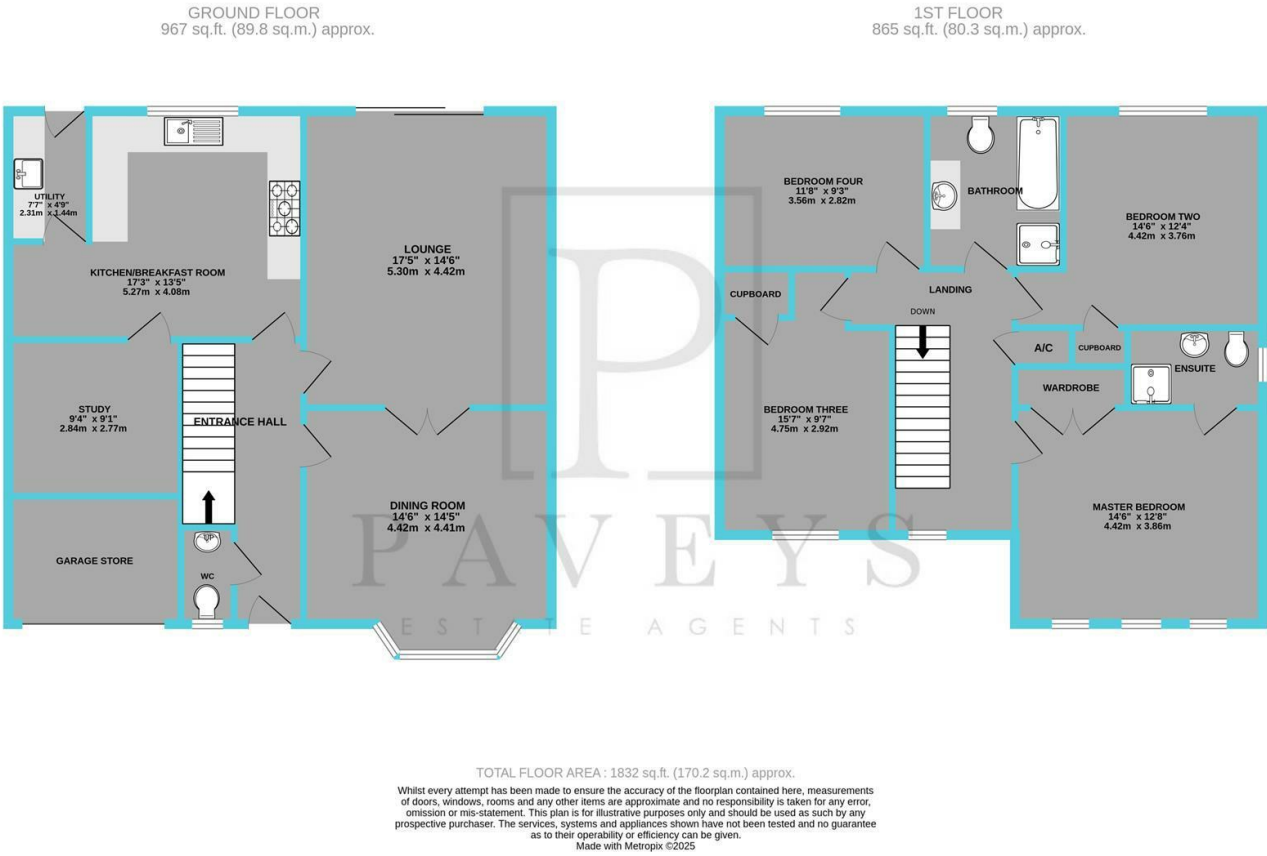


Appletrees, 12, Coan Avenue  
Clacton-On-Sea, CO15 1BH

Offers in excess of £430,000 Freehold



"Appletrees" is an ELEGANT DETACHED FAMILY HOME positioned on the sought after "Royals" area and to be sold with NO ONWARD CHAIN. This wonderful family home is in excellent order throughout and offers an impressive 1832 sq ft of accommodation positioned a short walk from the pretty beach and seafront. Key features include two beautiful reception rooms, large kitchen breakfast room with attached utility and study. Upstairs is the large bedroom suite with en suite shower room, three further double bedrooms and family bathroom. There are gardens to the front and rear of the property, garage storage and off road parking. Coan Avenue is a very popular residential road which is central to shops, amenities and Clacton Train Station. We have keys to view this wonderful property. Call Paveys to arrange your appointment.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

ENTRANCE HALL

UPVC double glazed composite entrance door to front aspect, fitted carpet, coved ceiling, stair flight to First Floor, radiator.

CLOAKROOM

White suite comprising low level WC and vanity wash hand basin. Double glazed window to front, tiled flooring, part tiled walls, radiator.

DINING ROOM 14'6 x 14'5 (4.42m x 4.39m)

Double glazed bay window to front, fitted carpet, coved ceiling, glazed double doors to Lounge, radiator.

LOUNGE 17'5 x 14'6 (5.31m x 4.42m)

Double glazed sliding patio doors to rear garden, two double glazed windows to side, fitted carpet, coved ceiling, wall lights, TV point, glazed double to Dining Room, radiator.

KITCHEN BREAKFAST ROOM 17'3 x 13'5 (5.26m x 4.09m)

Shaker style over and under counter units, wood effect work tops, inset white ceramic sink and drainer with mixer tap. Rangemaster oven with extractor over, space and plumbing for dishwasher, space for Utility Room. Double glazed window to rear, tiled flooring, coved ceiling, part tiled walls, door to Utility Room, radiator.

UTILITY ROOM 7'7 x 4'9 (2.31m x 1.45m)

Over and under counter units, matching full height cupboard, wood effect work tops, inset Butler sink. UPVC double glazed door to rear garden, space for tumble dryer, space and plumbing for washing machine, wall mounted boiler (not tested by Agent). Tiled flooring, coved ceiling, part tiled walls.

STUDY 9'4 x 9'1 (2.84m x 2.77m)

Fitted carpet, coved ceiling, range of fitted base cupboards and desk, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to front, fitted carpet, coved ceiling, built in airing cupboard, radiator.

MASTER BEDROOM 14'6 x 12'8 (4.42m x 3.86m)

Three double glazed windows to front, fitted carpet, coved ceiling, built in wardrobe, door to En Suite, radiator.

EN SUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Double glazed window to side, tiled flooring, fully tiled walls, mirror fronted cabinet with spot lighting, extractor fan, radiator.

BEDROOM TWO 14'6 x 12'4 (4.42m x 3.76m)

Double glazed window to rear, fitted carpet, range of fitted bedroom furniture, built in cupboard, radiator.

BEDROOM THREE 15'7 x 9'7 (4.75m x 2.92m)

Double glazed window to front, fitted carpet, coved ceiling, built in cupboard, spot lights, radiator.

BEDROOM FOUR 11'8 x 9'3 (3.56m x 2.82m)

Double glazed window to rear, fitted carpet, coved ceiling, radiator.

BATHROOM

White suite comprising low level WC, large vanity unit with inset wash hand basin, wall mounted cupboards, fitted mirror and spot lighting and bath with shower attachment over. Double glazed window to rear, tiled flooring, fully tiled walls, coved ceiling, extractor fan, spotlight, radiator.

OUTSIDE FRONT

Lawned frontage with flower and shrub borders, driveway to the front of the garage, double gates to rear, single gate to rear garden.

OUTSIDE REAR

Great size family friendly rear garden, lawn area bordered by well stocked shrub and plant borders, patio areas, raised decking area, feature pond, stocked plant beds, timber summer house, timber shed, exterior lighting, outside tap. Generous block paved side access with double gates to the front.

GARAGE STORE 9'4 x 7'2 (2.84m x 2.18m)

Up and over door, power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: F

Tenure: Freehold

Energy Performance Certificate (EPC) rating: To Be Confirmed

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.