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Sheen's
The *Action* Agents

Elm Road
Little Clacton, CO16 9LP

Having undergone a current program of refurbishments by the current sellers including a New Kitchen & Bathroom, is this THREE BEDROOM SEMI-DETACHED COTTAGE in the popular Essex Village of Little Clacton which is Part Timber Framed and Part Solid Brick construction. Thorpe-le-soken mainline railway station is just over a mile and a half away with the town and sea front at Clacton-on-Sea around three miles away with the city of Colchester approximately eleven miles away. The property benefits an impressive 64' south facing garden with rural views and an early inspection is advised.

- Three Bedrooms
- 12'5 x 12'2 Lounge
- 12'5 x 9'10 Dining Room
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Gas Central Heating (n/t)
- Approx 65' South Facing Garden
- Rural Views To Rear
- No Onward Chain
- EPC Rating D & Council Tax B

Price £235,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

LOUNGE

12'5 x 12'2

feature ornamental fireplace with inset decorative tiling. Wood Effect flooring. radiator. Double glazed oriel bay leaded light detect window to front. Door to:

DINING ROOM

12'5 max x 9'10 max

Stair flight to first floor. Built in storage cupboard. Wood effect flooring. Double glazed window to side. Door to inner lobby. Open access to Kitchen.

KITCHEN

10'7 x 6'5

Fitted with a modern country style kitchen. Comprising: Sage green panel fronted units with solid wood panel work surfaces with cupboards and drawers below. fitted wall shelving. Part wood panel walls. Ceramic butler sink with mixer tap. Tiled flooring. Tall designer radiator. Double glazed window and door to rear garden.

INNER LOBBY

Storage recess. Tiled flooring. Door to:

BATHROOM

10'6 x 5'2

Fitted with a modern white three piece suite. comprises: Pea shaped panel bath with mixer tap and shower attachment with glazed shower screen. Vanity wash hand basin with cupboards below. concealed cistern low level W.C. Tiled splash backs. part wood panel walls. chrome effect heated towel rail. tiled flooring. double glazed window to rear.

FIRST FLOOR LANDING

Double glazed window to side. Loft access. Doors to:

BEDROOM ONE

12'9 x 9'10 max

Built in storage cupboard. Radiator. double glazed window to rear with garden and rural views. Exposed wooden floor boards.

VIEWS FROM BEDROOM ONE

BEDROOM TWO

12'3 x 7'2 max plus door recess

Feature cast iron fireplace. Exposed wooden floor boards. Radiator. leaded light effect doubled glazed window to front.

BEDROOM THREE

9'1 x 4'11

Part wood panel walls. Radiator. Exposed wooden floor boards. Lead light double glazed window to front.

OUTSIDE- FRONT

mainly hard standing providing off street parking for numerous vehicles. Mature flown shrub boarder. Side pedestrian access gate leading to Outside Rear.

OUTSIDE REAR

Approximately 65' south facing rear garden. Mainly laid to lawn with paved patio area and additional hard standing area to side. Shrub boarders. Partly enclosed by panel fencing. Small picket fencing to the rear with views to rear over open farm land. Doors to Storage Shed.

RURAL VIEWS TO REAR

STORAGE SHED (1)

10'0 x 7'11

Single access door with double glazed window.

STORAGE SHED (2)

7'8 x 7'11

Single access door. Double glazed window.

Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; B Payable 2026/2027 £1778.90 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: Property is Part Timber Frame & Part Brick Construction.

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

JE 25/06

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.

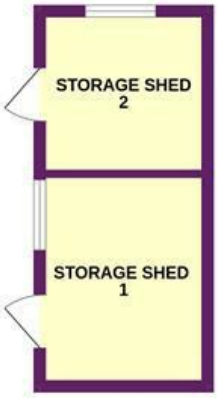
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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



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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