





BANISTER CLOSE, CLACTON-ON-SEA, ESSEX, CO16 8XD

Price

£345,000

FREEHOLD

- Fully Renovated Three Bedroom Semi-Detached House
- Building Plot Included In The Sale
- Planning Permission Granted For A Three Bedroom Detached House
- Planning Permission Reference - 26/01266/FUL
- Newly Fitted Contemporary Kitchen/Diner
- Spacious 15'2" Lounge
- Newly Installed Modern First Floor Family Bathroom
- Quiet Cul-de-Sac Position
- No Onward Chain
- EPC Rating C/ Council Tax Band - B

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FENTONS
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** RENOVATED THREE BEDROOM HOUSE WITH ADDITIONAL BUILDING PLOT – PLANNING PERMISSION GRANTED ** Situated in a quiet cul-de-sac on the popular 'Peter Bruff' development in Clacton-on-Sea, this beautifully renovated THREE BEDROOM SEMI-DETACHED HOUSE offers an exciting and rarely available opportunity, complete with an additional BUILDING PLOT benefiting from granted planning permission for a three bedroom detached house. The existing property has undergone a comprehensive programme of renovation throughout, featuring a newly fitted kitchen/diner, together with a spacious 15'2" lounge providing a comfortable and inviting living space. To the first floor are three bedrooms and a newly installed modern family bathroom. This investment opportunity offers excellent potential for developers, investors or purchasers seeking a family home with an exciting future development opportunity. Positioned within an established residential area, the property enjoys a peaceful cul-de-sac setting whilst remaining conveniently located for Clacton's town centre, shopping facilities, schools and the beautiful seafront.

Accommodation comprises of approximate room sizes

Double glazed entrance door with obscured glazed side panel leading to:-

Hallway
Stair flight to first floor. Understairs storage cupboard. Newly fitted carpet. Radiator. Door to:-

Lounge
15'2" x 11'10"
Newly fitted carpet. Radiator. Spotlights. Double glazed French doors with matching glazed side panels to rear. Open archway leading to:-

Kitchen/Diner
Newly fitted with a range of modern matching fronted units. Square edge marble effect worksurfaces with upstands. Inset one and a half bowl sink drainer unit with mixer tap. Inset four ring induction hob with feature picture glass splash back with extractor hood above. Built in double eye level oven. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Built in cupboard housing newly install consumer unit. Wall mounted Worcester boiler providing heat and hot water throughout. Tiled flooring. Radiator. Double glazed window to rear. Double glazed door giving access to side.

First Floor Landing
Newly fitted carpet. Loft access. Double glazed window to front. Doors to all rooms. Door to:-

Bedroom One
11' x 10'
Newly fitted carpet. Built in double wardrobe. Radiator. Double glazed window to rear.

Bedroom Two
10'4" x 10'3"
Newly fitted carpet. Built in double wardrobe. Radiator. Double glazed window to rear.

Bedroom Three
8'1" x 8'
Newly fitted carpet. Radiator. Double glazed window to front. Built in storage cupboard.

Bathroom
Newly fitted modern white suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard under. Panelled 'P' shaped bath with mixer tap and showier attachment. Fitted glass shower screen. Part tiled walls. Spotlights. Radiator. Obscured double glazed windows to front and side.

Outside - Rear

30' approx

West facing. Part patio area. Majority laid to lawn. Wooden storage shed. Enclosed by panel fencing. Access to front via side gate. Outside tap.

Outside - Front

Majority laid to lawn. Pathway leading to entrance door under a storm porch, Outside light.

Building Plot

Planning permission has been granted for a Three Bedroom Bedroom Detached House. Planning Application Number: 26/01266/FUL

AML

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.











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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.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Material Information - Freehold Property

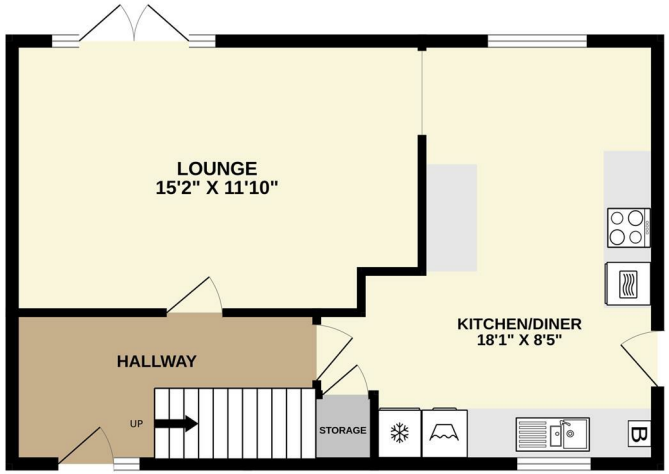
Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

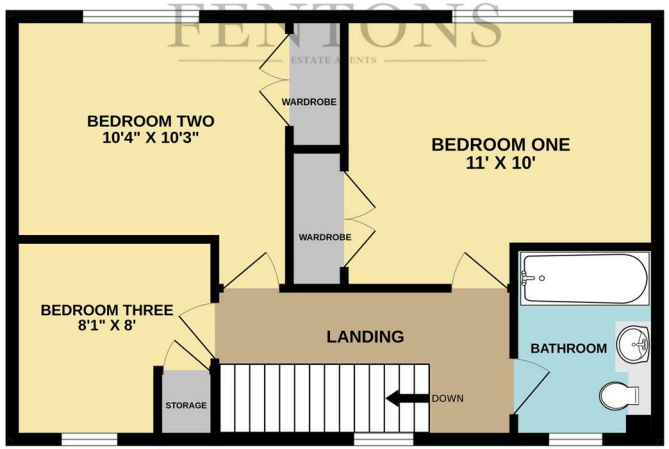
Services Connected: (Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Non Standard Property Features To Note: N/A

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 883sq.ft. (82.0 sq.m.) approx.

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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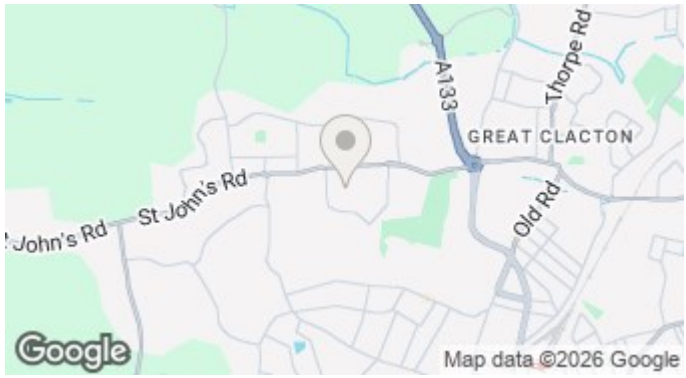
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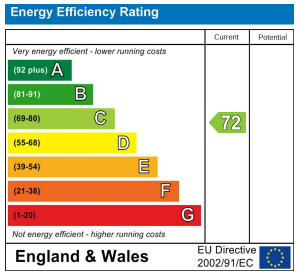
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info@fentonsestates.co.uk
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Council Tax Band

B





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