



Flatford Drive Clacton-On-Sea, CO16 8BT

Offered with No Onward Chain in the Essex coastal town of Clacton-on-Sea is this THREE BEDROOM SEMI-DETACHED HOUSE. The property has undergone modernisations over recent years by the current sellers and offers spacious accommodation throughout. Local shopping amenities at 'Bockings Elm' are located within quarter of a mile with Clacton's town centre, sea front and mainline railways station with its direct links to London Liverpool Street within one and a half miles. An early viewing is strongly advised.

- Three Bedrooms
- 24' x 11' max Lounge/Diner
- 10'9 Fitted Kitchen
- Ground Floor W.C.
- Modern Three Piece Bathroom
- Gas Central Heating (n/t)
- Off Street Parking
- Approx 50' Rear Garden
- No Onward Chain
- EPC Rating D & Council Tax B

Price £265,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor. Built in under stairs storage cupboard. Wood effect flooring. Radiator. Doors to:



GROUND FLOOR W.C.

Fitted with a modern white suite. Comprises low level W.C. Vanity wash hand basin with mixer tap. Fully tiled walls. Tiled flooring. Double glazed window to front.



LOUNGE/DINER

24' x 11' nar 9'4

Wood effect flooring. Two Radiators. Built in ceiling entertainment speakers (not tested). Double glazed oriel bay window to front. Double glazed double doors leading to rear garden.



LOUNGE AREA VIEW



DINING AREA VIEW



KITCHEN

10'9 x 8'2

Fitted with a range of laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with under counter electric oven below. Extractor hood above (all appliances not tested). Space and plumbing for washing machine. Tall fridge/freezer space. Tiled splash backs. Tiled flooring. Wall mounted gas boiler (not tested). Double glazed window to side. Double glazed windows and door to rear.



FIRST FLOOR LANDING

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



BEDROOM ONE

12'9 x 9'5 plus door recess

Radiator. Double glazed window to front.



BEDROOM TWO

10'9 x 9'5

Radiator. Double glazed window to rear.



BEDROOM THREE

8'9 x 8'1 max

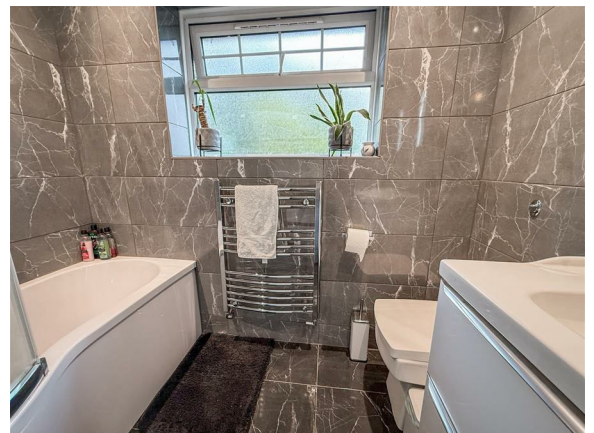
Radiator. Over stairs storage plinth. Double glazed window to front.



BATHROOM

7'4 x 4'10

Fitted with a modern three piece white suite. Comprises 'P' shape panel bath with curved glazed shower screen and integrated shower. Large vanity wash hand basin with storage drawers below. Concealed cistern low level W.C. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Double glazed window to rear.



ALTERNATE VIEW OF BATHROOM



OUTSIDE - FRONT

Front garden is mainly laid to lawn with array of shrubs. Hard standing area providing off street parking for numerous vehicles. Gate gives side pedestrian access to rear garden.



OUTSIDE - REAR

Approx 50' rear garden. Mainly laid to lawn. Paved patio area. Sunken fish pond. Side area with timber storage shed. Additional block paved patio to rear of garden with covered wooden pergola. Enclosed by panel fencing.



ALTERNATE VIEW OF GARDEN



PUDNEY WOODS ACCESS NEARBY



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (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: No

JE 0226

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.

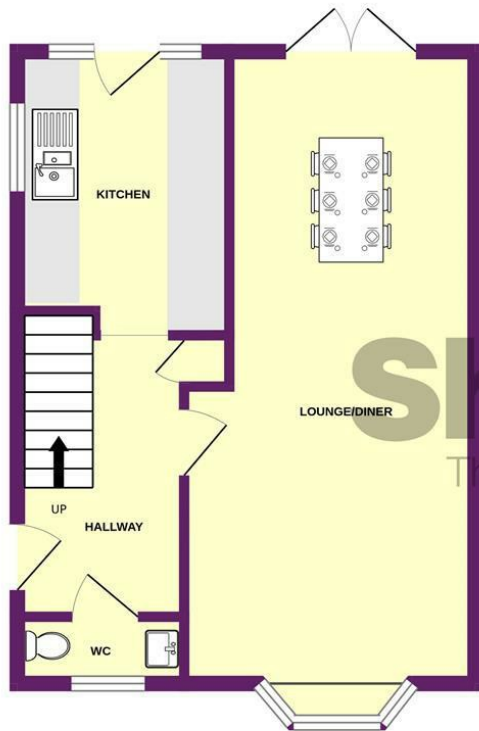
Particular Disclaimer

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.

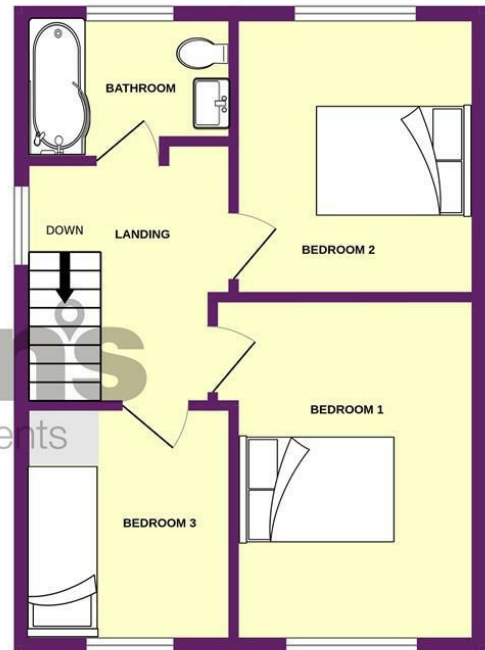
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR



1ST 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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