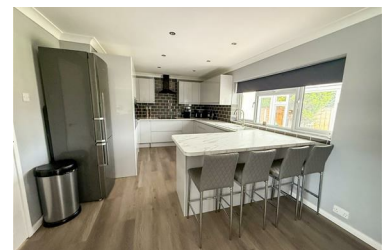




Richmond Drive Clacton-On-Sea, CO15 2PH

Located on the edge of the Tudor Development in the Essex coastal town of Clacton-on-Sea is this spacious THREE BEDROOM DETACHED CHALET style property which has undergone extensive modernisations throughout over recent years by the current vendors. The property is located just 100 metres from local shopping amenities at Tudor Parade and also Millers Barn Golf Park. Clacton's town centre and mainline railway station are around one and a half miles away. The property presented in excellent decoration throughout and an early inspection is strongly advised to appreciate to good size accommodation, décor and gardens on offer.

- Three Spacious Bedrooms
- En-Suite & Dressing Room
- Open Plan Living
- 23'10 x 13'11 Lounge/Diner
- 17'9 Modern Kitchen/Breakfast Room
- 33'4 D/Glazed Conservatory
- Ground Floor W.C & Utility Room
- Gas Central Heating (n/t)
- 72' Westerly Facing Garden
- EPC Rating E & Council Tax D



Price £370,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed double entrance doors to:

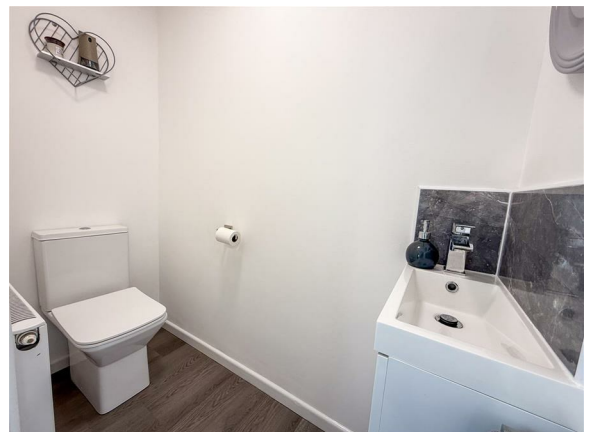
ENTRANCE HALLWAY

Double glazed windows to front. Stair flight to first floor. Built in storage cupboard. Door to inner lobby with access to Utility Room and further doors to:



GROUND FLOOR CLOAKROOM

Fitted with a modern white suite. Comprises low level W.C. Vanity wash hand basin with cupboards below. Tiled splash backs. Grey wood effect flooring.



OPEN PLAN LIVING



LOUNGE/DINER

23'10 x 13'11

Feature stone open fireplace. Two radiators. Double glazed window to front. Double glazed double doors with double glazed side panels to Conservatory. Open access to Kitchen/Diner.



ALTERNATE VIEW OF LOUNGE/DINER



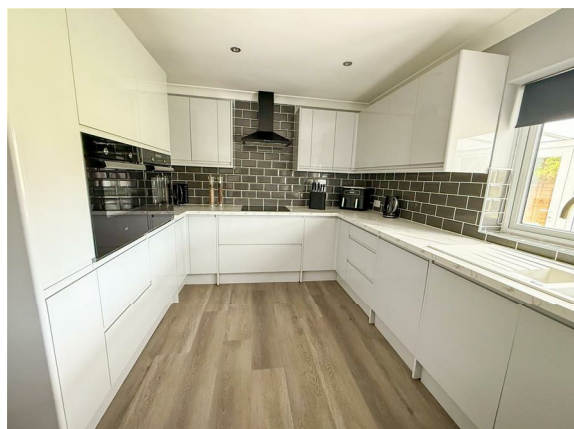
KITCHEN/BREAKFAST ROOM

17'9 x 11' max

Fitted with modern kitchen suite. Comprises light grey gloss laminate fronted units. Square edge marble effect work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit with mixer taps. Inset four ring ceramic electric hob with black extractor hood above. Inset twin high level electric ovens. Integrated dishwasher and under counter fridge (all appliances not tested). Fridge/freezer space. Tiled splash backs. Breakfast bar with matching square edge marble effect work surfaces, Grey wood effect flooring. Radiator. Double glazed window to rear.



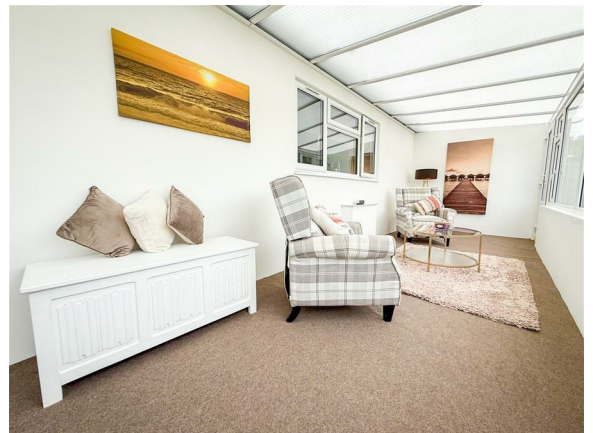
ALTERNATE VIEW OF KITCHEN/BREAKFAST
ROOM



CONSERVATORY

33'4 x 7'7

Part brick built. Poly carbonate roof. Double glazed windows to rear. Double glazed double and single doors leading to rear garden.



INNER LOBBY

From Entrance Hallway. Grey wood effect flooring. Access to Utility Room.

UTILITY ROOM

7'6 x 7'

Laminated rolled edge work surfaces with cupboard and drawers below. Range of matching wall mounted units. Space and plumbing for washing machine and tumble dryer. American fridge/freezer space. Wall mounted gas combination boiler (not tested). Grey wood effect flooring.



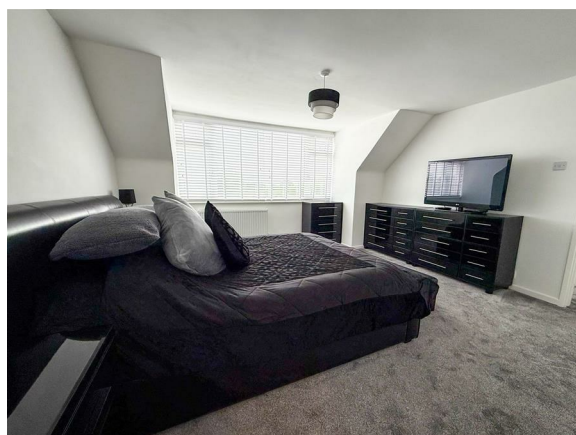
FIRST FLOOR LANDING

Loft access. Doors to:

BEDROOM ONE

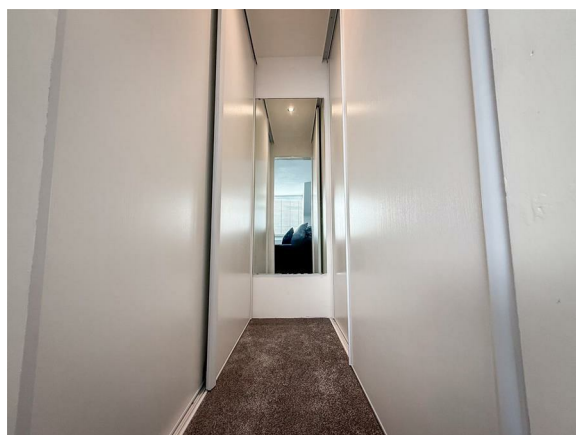
13'7 max x 13'10

Radiator. Double glazed window to front. Open access to Dressing Room.



DRESSING ROOM

Twin sliding fronted wardrobes.



EN-SUITE

5'4 x 5'3

Fitted with a modern three piece white suite. Comprises corner shower cubicle. Vanity wash hand basin with cupboards below. Tiled splash backs. Low level W.C. Grey wood effect flooring. Radiator. Double glazed window to rear.



BEDROOM TWO

14'5 x 10'4 max

Radiator. Double glazed window to front.



VIEWS TO FRONT

The property benefits of views from bedrooms one & two to the front, across the road to Hastie's Farm Park and fields beyond.



BEDROOM THREE

10'4 max x 8'4

Radiator. Double glazed window to rear.



BATHROOM

9'3 x 5'2

Fitted with a modern three piece white suite. Comprises panel bath with mixer tap. Vanity wash hand basin with cupboards below. Tiled splash backs. Low level W.C. Grey wood effect flooring. Fitted white gloss fronted linen storage unit. Radiator. Double glazed window to rear.



OUTSIDE - FRONT

Front garden is mainly laid to lawn with borders. Hard standing area providing off street parking leading to integral storage garage (8'8 x 7') with up and over door and power and electric connected. Gates give side pedestrian access to rear garden.



OUTSIDE-REAR

Approx 72' deep x 40' wide westerly facing rear garden. Large tiled paved patio area. Mainly laid to lawn with array of shrubs. Enclosed by panel fencing.



ALTERNATE VIEW OF GARDEN



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2025/2026 £2137.41 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

JE 0825

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

AGENTS NOTE

In order to comply with 'Section 21' of the 1979 Estate Agency Act, we must inform you that the prospective seller is a member of sheens staff or a relative.



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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Selling properties... not promises

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Sheen's
 The Action Agents