

COOPERS LANE, CLACTON-ON-SEA, ESSEX, CO15 2BY

Price

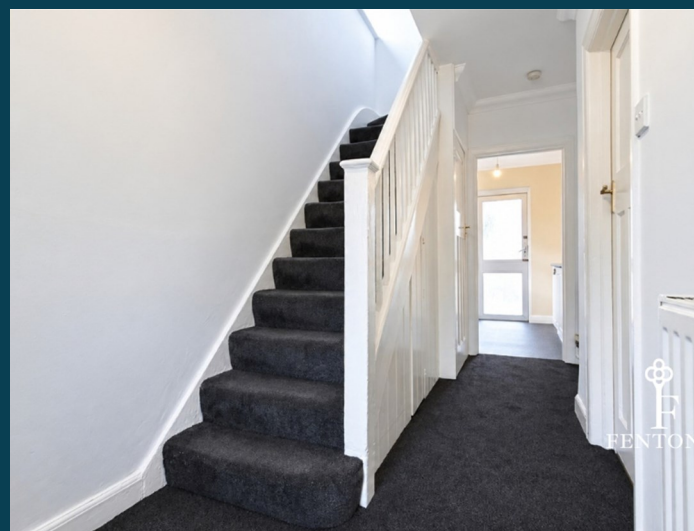
£215,000

FREEHOLD

- Character Property With Three Bedrooms
 - Two Reception Rooms
- Ground Floor Cloakroom & First Floor Bathroom
 - 72' Rear Garden
 - No Onward Chain
 - Off Street Parking
 - Non-Estate
- Close To Bus Routes, Schools & Local Amenities
 - Popular Coastal Town
- EPC Rating C/Council Tax Band - B



FENTONS
ESTATE AGENTS



Offered with NO ONWARD CHAIN, this THREE BEDROOM SEMI DETACHED HOUSE occupies a non-estate position in the popular coastal town of Clacton-on-Sea and offers well proportioned accommodation alongside a generous 72' rear garden. The ground floor benefits from two reception rooms, providing flexible living and dining space, together with a convenient ground floor cloakroom. Upstairs, the property offers three bedrooms served by a first floor family bathroom. Externally, the home is further enhanced by off street parking, while the substantial rear garden provides an excellent outdoor space. Conveniently positioned for local schools, amenities and bus routes, the property offers a combination of character, space and practicality and would make an excellent family home or potential investment opportunity.

Accommodation comprises of approximate room sizes

Obscured double glazed entrance door leading to:-

Hallway

Stair flight to first floor with built in under stairs storage cupboard. Two radiators.

Door to:-

Lounge

15' x 12'

Feature fireplace. Radiator. Double glazed window to front.

Dining Room

12' x 9'10"

Feature fireplace. Radiator. Double glazed window to rear.

Kitchen

7'5" x 7'5"

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit. Space for cooker. Space for fridge/freezer. Plumbing for washing machine. Part tiled walls. Further selection of matching units and both eye and floor level. Double glazed window to side. Obscured double glazed door giving access to rear.

Cloakroom

White suite comprises low level w/c with concealed cistern. Wash hand basin with tiled splashback. Obscured double glazed window to side.

First Floor Landing

Loft access. Double glazed window to side. Doors to all rooms. Door to:-

Bedroom One

12' x 11'1"

Feature fireplace. Fitted wardrobe. Radiator. Double glazed window to rear.

Bedroom Two

11'10" x 11'1"

Feature fireplace. Radiator. Double glazed window to front.

Bedroom Three

8'4" x 6'6"

Radiator. Double glazed window to front.

Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment and fitted glass shower screen. Wall mounted boiler providing heat and hot water throughout. Part tiled walls. Radiator. Obscured double glazed window to rear.

Outside - Rear

72' approx

Part patio. Majority laid to lawn. Enclosed by panel fencing. Two brick built storage areas. Large side access to:-

Outside - Front

Majority shingled. Hardstanding area providing off street parking leading to entrance door under a storm porch.

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



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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.

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.

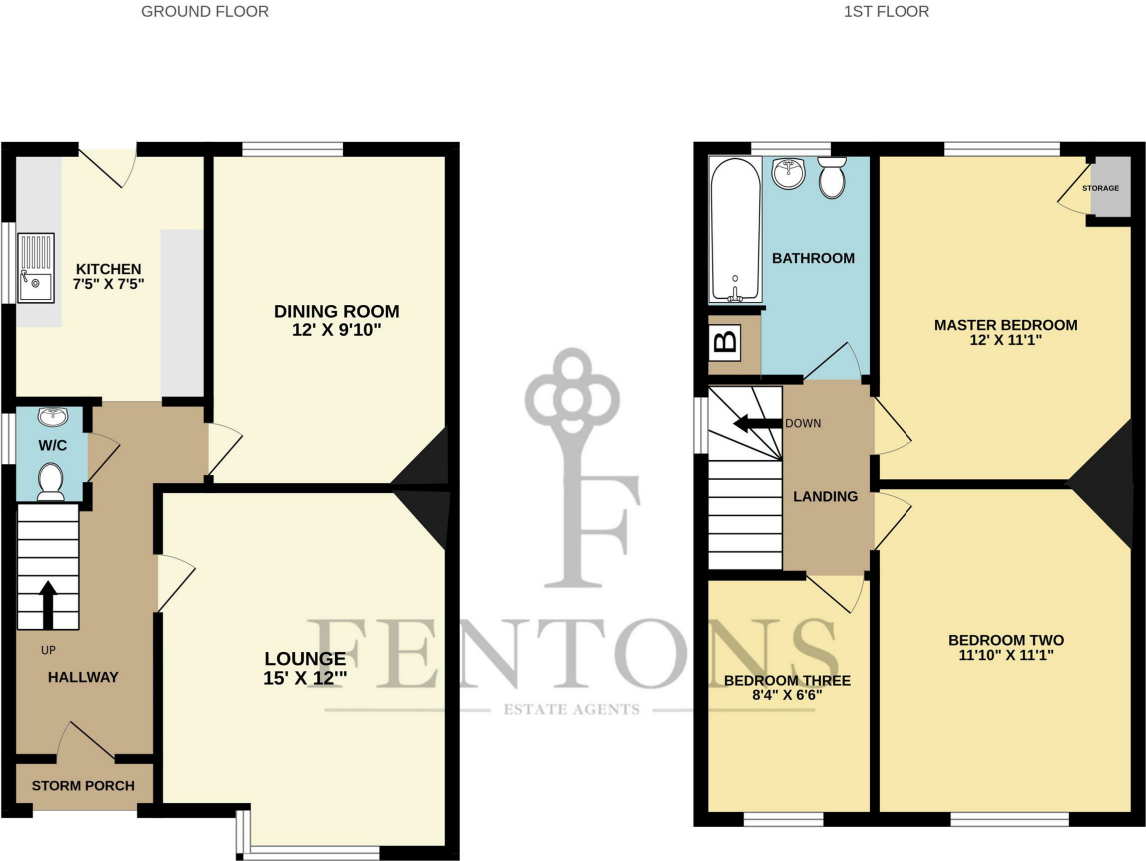
REFERRAL FEES

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



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Council Tax Band
B



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

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