



## Hanwell Close Clacton-on-sea, CO16 7HF

Located on the popular 'Wheatlands' development in the Essex coastal town of Clacton-on-Sea is this THREE BEDROOM SEMI-DETACHED HOUSE which is being offered with No Onward Chain. Local shopping amenities at Brook Retail Park and the local shops in Great Clacton are within half a mile, with Clacton's town centre, sea front and mainline railway station positioned approximately one and three quarter miles away. An early viewing is advised.

- Three Bedrooms
- 17'7 x 13'2 Lounge
- 17'7 Kitchen/Diner
- Ground Floor Cloakroom
- Double Glazed Windows
- Gas Central Heating (n/t)
- Garage & Off Road Parking
- Approx. 33' Rear Garden
- No Onward Chain
- EPC Rating C & Council Tax B



**Price £235,000 Freehold**



The Accommodation comprises with Approximate Room Sizes:-

Sealed unit double glazed wood effect entrance door to:

### ENTRANCE PORCH

Stone tiled flooring. Doors to:



### CLOAKROOM

Fitted with a White suite comprising low level WC. Wash hand basin. Stone tiled flooring. Sealed unit double glazed wood effect window to front.



### LOUNGE

17'7" x 13'2"

Wood effect laminated flooring. Stairflight to First Floor. Radiator. Sealed unit double glazed wood effect window to side. Sealed unit double glazed wood effect window and door to rear garden. Multi-panelled glazed double doors to:



## LOUNGE VIEW (2)



## KITCHEN/DINER

17'7" x 10'0"

Fitted with a range of Cherry Wood effect panelled fronted units. Laminated rolled edge work tops with cupboards, drawers & storage space under. Range of matching wall mounted cabinets. Cooker space with part glazed stainless steel extractor hood above. Space & plumbing for automatic washing machine. Inset single drainer stainless steel sink unit. Dishwasher Space. American style fridge freezer space. Granite effect splashbacks. Radiator. Tile effect laminate flooring. (All appliances not tested). Built in understairs storage cupboard. Sealed unit double glazed wood effect window to front. Sealed unit double glazed wood effect window and door to rear garden.



## VIEW OF KITCHEN AREA

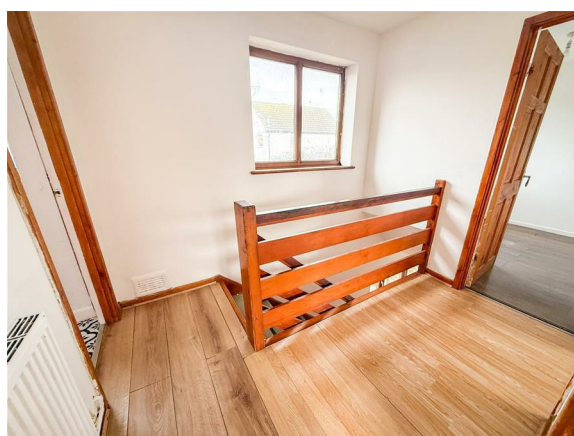


## VIEW OF DINING AREA



## FIRST FLOOR LANDING

Radiator. Loft access. Sealed unit double glazed wood effect window to rear. Wood effect flooring. Doors to:



## BEDROOM ONE

12'1" x 10'7"

Wood effect laminated flooring. Radiator. Built in double wardrobes. Sealed unit double glazed wood effect window to front.





## BEDROOM TWO

10'7" x 9'3"

Radiator. Built in airing cupboard. Sealed unit double glazed wood effect window to front.



## BEDROOM THREE

9'0" narrowing to 7' x 6'9"

Radiator. Built in overstairs storage cupboard housing gas boiler. Sealed unit double glazed wood effect window to rear.



## BATHROOM

Fitted with a White suite comprising panelled bath with mixer tap and shower attachment over. Folding glazed shower screen. Pedestal wash hand basin. Low level WC. Tiled splashbacks. Chrome effect heated towel rail. Sealed unit double glazed wood effect window to rear.



### OUTSIDE - FRONT

Garden is lawned. Hard standing area providing off street parking leading to garage with up/over door.



### OUTSIDE - REAR

Approximately 33' landscaped garden. Patio area. Array of flowers and shrub borders. Outside tap. Personal door to garage. Enclosed by panelled fencing.



## GARDEN VIEW (2)



## 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): 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: No

## Anti-Money Laundering

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](http://www.sheens.co.uk).

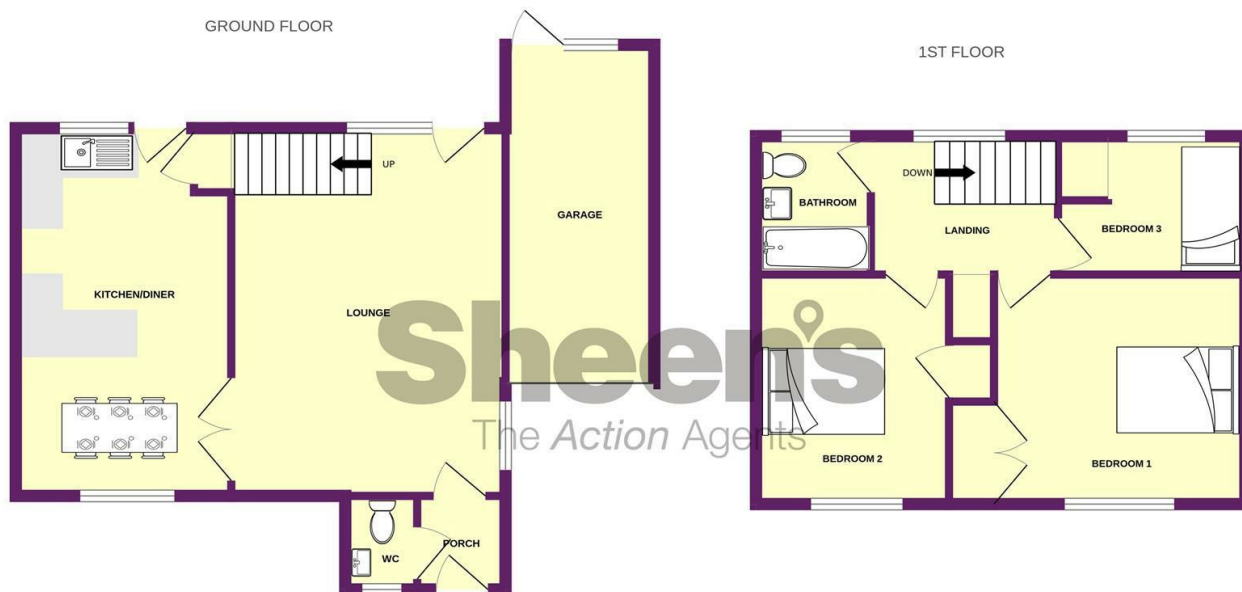
## Particular Disclaimer

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.

## Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

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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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
 ☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

