

HAYES ROAD, CLACTON-ON-SEA, ESSEX, CO15 1TX

Price

£375,000

FREEHOLD

- Five Bedrooms
- Stunning Victorian Period Property
- Immaculately Presented Throughout
 - Spacious Shower & Bathroom
 - 14' Fully Integrated Kitchen
 - Low Maintenance Rear Garden
 - Balcony & Off Street Parking
- Central Location To Town, Seafront & Railway Station
 - Must Be Viewed
- EPC Rating D/ Council Tax Band C



FENTONS
ESTATE AGENTS



This STUNNING VICTORIAN property located on the fringe of Clacton-on-Sea's town centre has been beautifully modernised retaining all of its period charm throughout, boasts FIVE BEDROOMS and spacious accommodation over three floors. This SEMI-DETACHED HOUSE offers two reception rooms, a large fully integrated kitchen to the rear, two bathrooms, balcony to the front and a low maintenance rear garden. Clacton's recently regenerated beaches and sea front are located within 600 metres and the town centre is within 200 metres away. An early internal inspection is strongly advised to appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Sealed unit double glazed entrance door leading to:

Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Part wood panelled walls. Tiled flooring. Radiator. Doors to all rooms. Door to:-

Lounge

14'3" x 13'5"

Wood flooring. Shelving either side of chimney breast. Radiator. Sealed unit double glazed bay window to front.

Dining Room

11'3" x 11'

Part wood panelled walls. Wood flooring. Radiator. Sealed unit double glazed window to rear.

Kitchen

14' x 11'4"

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset one and a half bow sink drainer unit with mixer tap. Inset four ring gas hob with extractor hood above. Further selection of matching units at both eye and floor level. Built in eye level oven and grill. Integrated washing machine, fridge/freezer and dishwasher. Wall mounted enclosed newly installed boiler providing heat and hot water throughout. Part tiled walls. Tiled flooring. Under plinth heater. Sealed unit double glazed window to side. Sealed unit double glazed door giving access to rear.

First Floor Landing

Stair flight to second floor. Under stairs storage cupboard. Radiator. Doors to all rooms. Door to:-

Bedroom Two

11'2" x 11'2"

Part wood panelled walls. Cast iron feature fireplace. Radiator. Sealed unit double glazed door leading to front balcony.

Bedroom Three

11'2" x 11'2"

Cast iron feature fireplace. Radiator. Sealed unit double glazed window to rear.

Bedroom Five

8' x 6'

Part wood panelled walls. Radiator. Sealed unit double glazed window to front.

Bathroom

10'9" x 10'3"

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath. Separate shower cubicle with wall mounted shower. Built in airing cupboard. Part tiled walls. Tiled flooring. Edwardian style radiator. Extractor fan. Obscured sealed unit double glazed window to rear.

Separate W/C

Low level W/C. Tiled flooring. Obscured sealed unit double glazed window to side.

Second Floor Landing

Velux window. Doors to all rooms. Door to:-

Bedroom One

16'10" x 9'6"

Radiator. Two sealed unit double glazed windows to side. Sealed unit double glazed window to front.

Bedroom Four

9' x 8'7"

Radiator. Sealed unit double glazed window to front.

Shower Room

13' x 6'

White suite comprises low level w/c. Pedestal wash hand basin. Shower cubicle with wall mounted shower. Part tiled walls. Tiled flooring. Radiator. Two obscured sealed unit double glazed windows to rear.

Outside - Rear

43' Max

Newly laid patio and low maintenance. Timber workshop. Access to front via side.

Outside - Front

Hardstanding area providing off street parking. Mosaic pathway leading to entrance door.

Disclaimer - Wide Angle Lens Etc

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.

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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FENTONS

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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 £1978.64 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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Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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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