



Dixon Avenue

Clacton-On-Sea, CO16 8FU

Located on the popular Cann Hall Development, Sheens are please to offer for sale this THREE BEDROOM SEMI DETACHED HOUSE. The property is located within one and a quarter miles away of Clacton-on-Sea town centre, mainline railway station and seafont.

- Three Bedrooms
- 14' Lounge
- 13'7" Dining Room
- 11'7" Kitchen
- Family Bathroom
- Double Glazed Windows
- Gas Central Heated
- Front and Rear Gardens
- Garage and Off Street Parking
- EPC Rating E



Price £210,000 Freehold

COVID-19 VIEWING ADVICE

Please inform us immediately if you, your household, or anyone you have been in contact with have been unwell, are self isolating, showing any symptoms of Covid 19, so that we may cancel and reorganise. Viewings may only be attended by a maximum of 2 Adults aged 18 or over. No Children may currently attend at this time. Attending viewers must be strictly from the same household. You will need to use your own transportation as Sheen's staff can no longer offer a lift service. Please wear a face mask or face covering (home made acceptable). Mask are advised to protect one another so our agents/vendors will also be wearing one to protect you also. Please bring your own hand sanitiser which we ask you to use before and after the viewing. Do not touch any surfaces, door handles or light switches in the property. If you would like something opened then please request this to be done by the seller/agent. Maintain at least 2 metres between yourselves and the agent/vendor. We will aim to have the viewing complete within 15-20 minutes so if there are any questions you have which could be asked after the internal viewing, please try and do so.

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

ENTRANCE HALLWAY

Stairflight to first floor. Two storage cupboards. Radiator. Doors to:

LOUNGE

14'1" x 10'5"

Double glazed window to front. Ornamental fireplace. Radiator.



DINING ROOM

13'7" x 9'1"

Double glazed sliding door to rear. Radiator.



KITCHEN

11'7" x 7'6"

Comprises of laminated trolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for washing machine, tumble dryer, fridge freezer and cooker. Selection of matching cupboard and drawers at both eye and floor level. Radiator. Double glazed window to side. Double glazed door to rear.



FIRST FLOOR LANDING

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

BEDROOM ONE

13'5" x 10'4"

Double glazed window to front. Radiator.



BEDROOM TWO

14' x 9'8"

Double glazed window to rear. Radiator.



BEDROOM THREE

9'5" x 6'10"

Double glazed window to front. Radiator. Storage cupboard.

BATHROOM

Suite comprises of; Low level W.C. Panelled bath. Independent shower cubicle with wall mounted electric shower (not tested). Pedestal wash hand basin. Double glazed window to side.



OUTSIDE - REAR

Measuring approximately 40' being mainly laid to lawn and enclosed by panelled fencing.



OUTSIDE - FRONT

Driveway providing off street parking. Double gates leading to garage to rear.

LE 1409

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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.

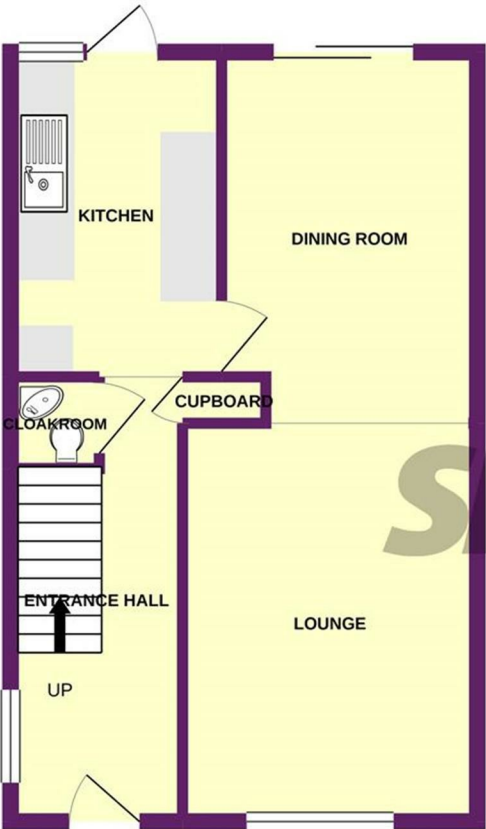
GARAGE

Up and over door.

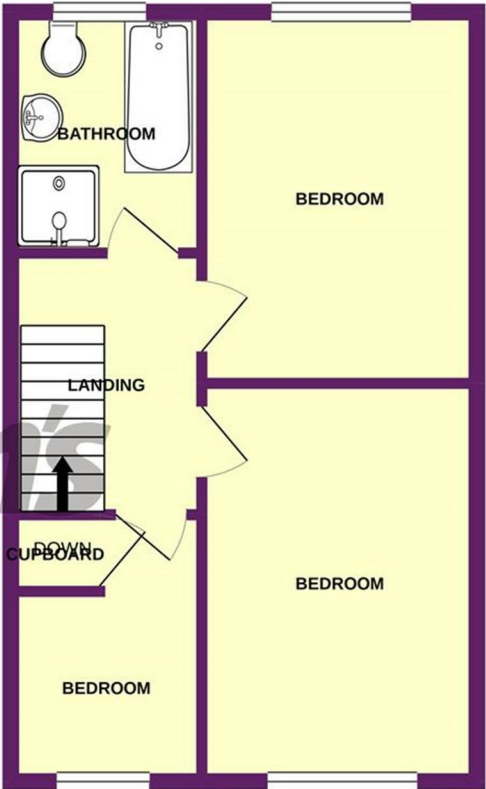
Draft Details

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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