



Olivers Close Clacton-On-Sea, CO15 3QG

Located in an established, non-estate cul-de-sac on the fringes of Clacton town centre, this impressive individually designed THREE BEDROOM, TWO RECEPTION ROOM DETACHED CHARACTER HOME is offered with no onward chain. The property is ideally situated approximately a quarter of a mile from Clacton's mainline railway station, providing direct links to London Liverpool Street. The recently regenerated seafront and beaches of Clacton-on-Sea are also within just one mile. Externally, the home benefits from both side and rear gardens, with secure electronic gates giving access to ample off-street parking for multiple vehicles. Additional features include a spacious 25' x 10'8 Garage and a substantial 16'6 x 14'5 Workshop. An early internal viewing is highly recommended to fully appreciate the generous accommodation, attractive décor, and excellent outdoor space on offer.

- Three Bedrooms
- Two Reception Rooms & Study Area
- 13' Modern Fitted Kitchen
- G/Floor WC & Utility Room
- F/Floor Family Shower Room
- Gas Central Heating (n/t)
- 25' x 10'8 Garage & 16'6 Workshop
- Off Street Parking with Secure Electric Vehicular Access Gates
- No Onward Chain
- EPC Rating E & Council Tax D



Price £299,995 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor with built in under stairs storage cupboard.
Radiator. Sealed unit double glazed window to side. Doors to:



LOUNGE

12'5 x 11'10

Feature stone fire surround with inset gas fire (not tested).
Radiator. Sealed unit double glazed double doors to rear garden.



DINING ROOM

12'6 x 12'1

Feature stone fire surround with inset gas fire (not tested). Radiator. Sealed unit double glazed window to front. Open access to Study Area.



STUDY AREA

7'1 x 3'2

Radiator. Double glazed window to side.



KITCHEN

12'11 x 9'2

Fitted with a range of white gloss laminated fronted units. Square edge grey wood panel effect work surfaces with cupboards, drawers and storage below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Inset high level double electric oven. Integrated fridge/freezer. Inset four ring electric ceramic hob. Tiled effect flooring. Tile splash backs. Sealed unit double glazed double doors leading to outside garden area. Open access to Utility Room.



ALTERNATE VIEW OF KITCHEN



UTILITY ROOM

5'8 x 4'8

Laminated square edge work surface with space and plumbing for washing machine and tumble dryer. Wall mounted units. Wall mounted gas combination boiler (not tested). Radiator. Tile effect flooring. Double glazed window to side. Door to Ground Floor Cloakroom.



CLOAKROOM

Fitted with a white suite. Comprises low level WC. Corner wash hand basin. Tiled flooring. Double glazed windows to side and rear.



FIRST FLOOR LANDING

Loft access. Sealed unit double glazed windows to front and side. Doors to:



BEDROOM ONE

11'11 x 10'6

Radiator. Wall to wall fitted wardrobe. Two sealed unit double glazed windows to rear.



BEDROOM TWO

12'2 x 9'7

Radiator. Two sealed unit double glazed windows to front.



BEDROOM THREE

9'7 x 9'7

Radiator. Sealed unit double glazed window to side.



SHOWER ROOM

10'2 x 4;1

Fitted with a modern white suite. Walk in shower cubicle with integrated shower and glazed shower screen. Wash hand basin. Low level WC. Part tiled walls. Radiator. Two sealed unit double glazed windows to side.



OUTSIDE - FRONT

Enclosed front garden. Mainly block paved with gates giving pedestrian access to rear garden. The property also benefits from secure electronic rolling vehicular gate opening onto block paved area providing off street parking for numerous vehicles. Parking area leads to Detached Garage with up and over door. Additional double doors into workshop. Open access to side and rear gardens. .



GARAGE

25' x 10'8

Up and over door. Power and light connected.



WORKSHOP

16'6 x 14' max

Wedge shape workshop with double vehicle access doors and pedestrian door to workshop. Power and light connected.



OUTSIDE - SIDE & REAR

Rear garden is mainly laid to lawn. Enclosed by panel fencing. Personal doors to workshop and garage.



REAR GARDEN VIEW



SIDE GARDEN VIEW



SIDE & REAR VIEW OF PROPERTY



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2026/2027 £2225.97 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

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

JE0526

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



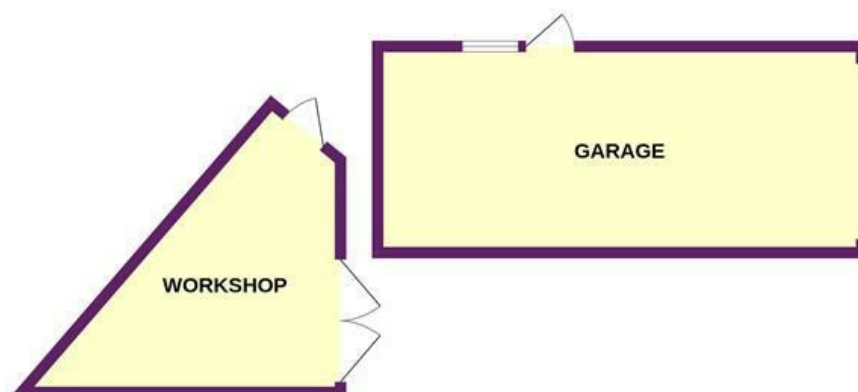
GROUND FLOOR



1ST FLOOR



GARAGE & WORKSHOP



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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