



Crossfield Road Clacton-On-Sea, CO15 3QS

Offered with No Onward Chain in this established non-estate position is this THREE BEDROOM MID-TERRACED HOUSE. The property is located within quarter of a mile from Clacton's town centre and mainline railway station with the recently regenerated beaches and sea front within half a mile. An early inspection is advised to appreciate the accommodation on offer.

- Three Bedrooms
- 12'3 max. Lounge
- 11'3 x 8'9 Dining Room
- 13'9 Fitted Kitchen
- First Floor Bathroom
- Gas Central Heating (n/t)
- Fully Double Glazed
- 58' Rear Garden
- No Onward Chain
- EPC Rating D & Council Tax A



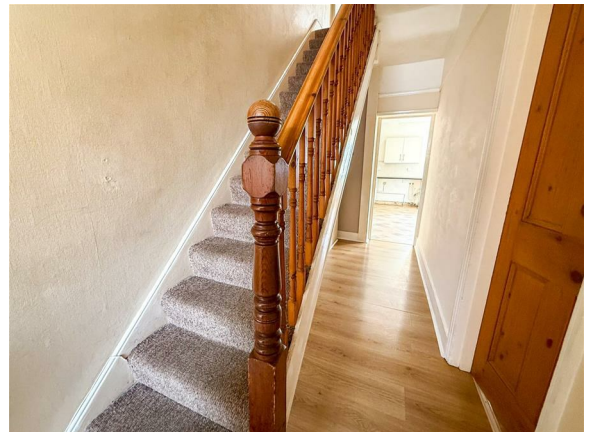
Offers In Excess Of £200,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes: Doubled glazed entrance door to;

ENTRANCE HALLWAY

Stair flight to first floor. Wood effect flooring. Radiator. Doors to;



LOUNGE

12'2 inter bay x 10'9 max

Wood effect flooring. Radiator. Double glazed bay window to front. Open access to dining room.



DINING ROOM

11'3 x 8'9

Featured fire surround. Wood effect flooring. Radiator. Double glazed window to rear.



KITCHEN

13'9 x 9'6

Fitted with a range of light wood effect laminated fronted units. Comprises laminated rolled edge work surfaces with cupboards and draws below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit. Cooker space. Space and plumbing for washing machine. Tall fridge/freezer space. Radiator. Tiled splash backs. Double glazed windows to side and rear. Double glazed door to rear garden.



FIRST FLOOR LANDING

Loft access. Doors to;



BEDROOM ONE

14'5 max x 10'9

Radiator. Wood effect flooring. Two double glazed windows to front.



BEDROOM TWO

11'3 x 9'6

Wood effect flooring. Double glazed window to rear. Built in airing cupboard.



BEDROOM THREE

9'6 x 6'1 plus door recess

Fitted wardrobe with mirror fronted sliding doors. Wood effect flooring. Radiator. Double glazed window to rear.



BATHROOM

Fitted with a three piece white suite comprises a panel bath with mixer tap and shower attachment. Radiator. Low level W.C. Pedestal hand wash basin. Tiled splash backs. Double glazed window to side.



OUTSIDE FRONT

Small front garden enclosed by picket fence. Garden is mainly laid to shingle with hard standing pathway leading to the front door.



OUTSIDE REAR

Approximately 58' garden which is mainly laid to lawn with a hard standing patio area. Enclosed by panelled fencing.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges: No

Services Connected: (Gas): Mains (Electricity): Mains (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

JE 06/25

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 between £50-£150 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.

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Particular Disclaimer

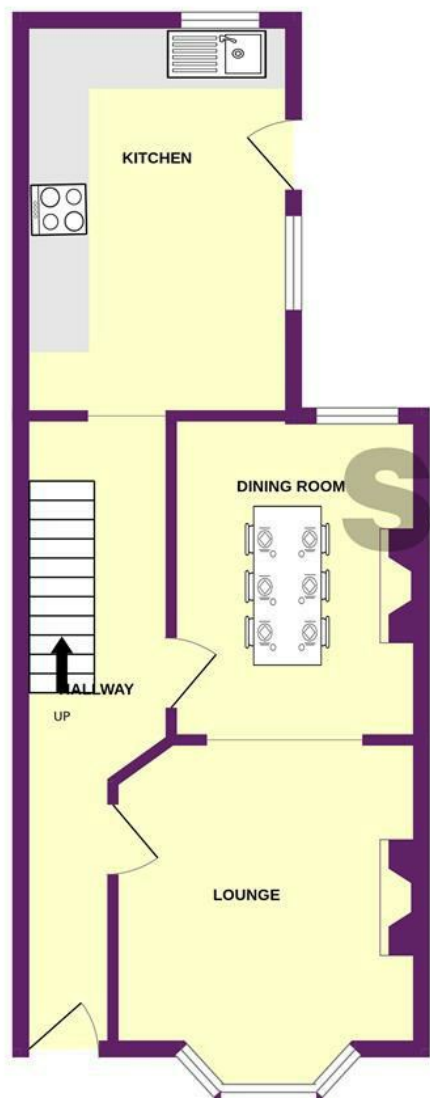
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

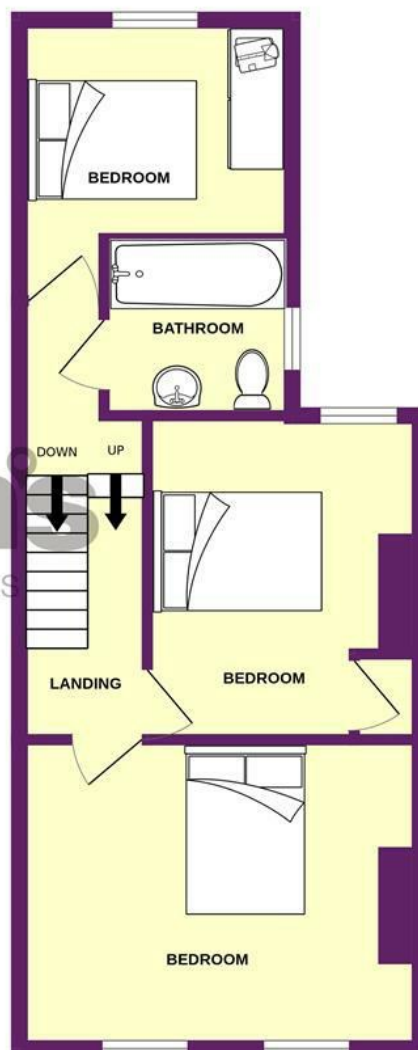
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



1ST FLOOR



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