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Sheen's
The *Action* Agents

Astley Road
Clacton-on-Sea, CO15 3EH

Sheen's Estate Agents are pleased to offer for sale this EXTENDED THREE BEDROOM DETACHED FAMILY HOME situated within a non estate and established position. The property benefits from SPACIOUS LIVING and is located within one mile of Clacton-on-Sea's town centre, mainline railway station and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 27'9 Into Bay x 10'11 Lounge/Diner
- 14'10 x 8' Kitchen
- Family Shower Room
- Cloakroom
- Approximately 40' Landscaped Rear Garden
- Extended
- Garage & Driveway
- Council Tax Band C
- EPC Rating TBC

Price £285,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door leading to:

ENTRANCE HALL

Stairflight to first floor landing. Radiator. Door to:

LOUNGE/DINER

27'9 into bay x 10'11

Inset electric feature fireplace (not tested) with fire surround. Two radiators. Airing cupboard. Double glazed bay window to front. Double glazed windows to rear.

KITCHEN

14'10 x 8'

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer ceramic sink unit with a stainless steel mixer tap. Space for cooker with extractor hood above (not tested). Space and plumbing for White goods appliances. Wall mounted gas boiler (not tested). Integrated fridge freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splashbacks. Open access to:

DINING ROOM

9'6 x 15'7

Radiator. Double glazed windows to side and rear. UPVC Double glazed bi-folding door to rear garden. Door to:

CLOAKROOM

Low level W.C. Wall mounted hand wash sink basin. Radiator. Double glazed window to side.

FIRST FLOOR LANDING

Double glazed window to side. Door to:

BEDROOM ONE

15'6 into bay x 9'2

Built-in wardrobes with mirror fronted sliding doors. Radiator. Double glazed bay window to front.

BEDROOM TWO

12'3 x 11'2

Radiator. Double glazed window to rear.

BEDROOM THREE

9'2 x 7'11

Storage cupboard. Radiator. Double glazed window to front.

SHOWER ROOM

Three piece white suite comprising: Low level W.C. Pedestal hand wash sink basin with a stainless steel mixer tap. Step in shower cubicle with a wall mounted electric shower and shower head attachment above (not tested). Fully tiled. Loft access. Double glazed window to rear.

OUTSIDE FRONT

Hard standing area which provides off street parking for multiple vehicles. Access to garage. Side pedestrian access leading to the outside rear.

GARAGE

OUTSIDE REAR

Patio paved area with the remainder being artificial lawn and bark laid boarders. Enclosed by panelled fencing. Storage shed. Door providing rear access into the Garage. Side pedestrian access leading to the outside front.

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 Sewerage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: N/A

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.

BA 09/26

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.

Agents Note (Restrictive Covenants on Title)

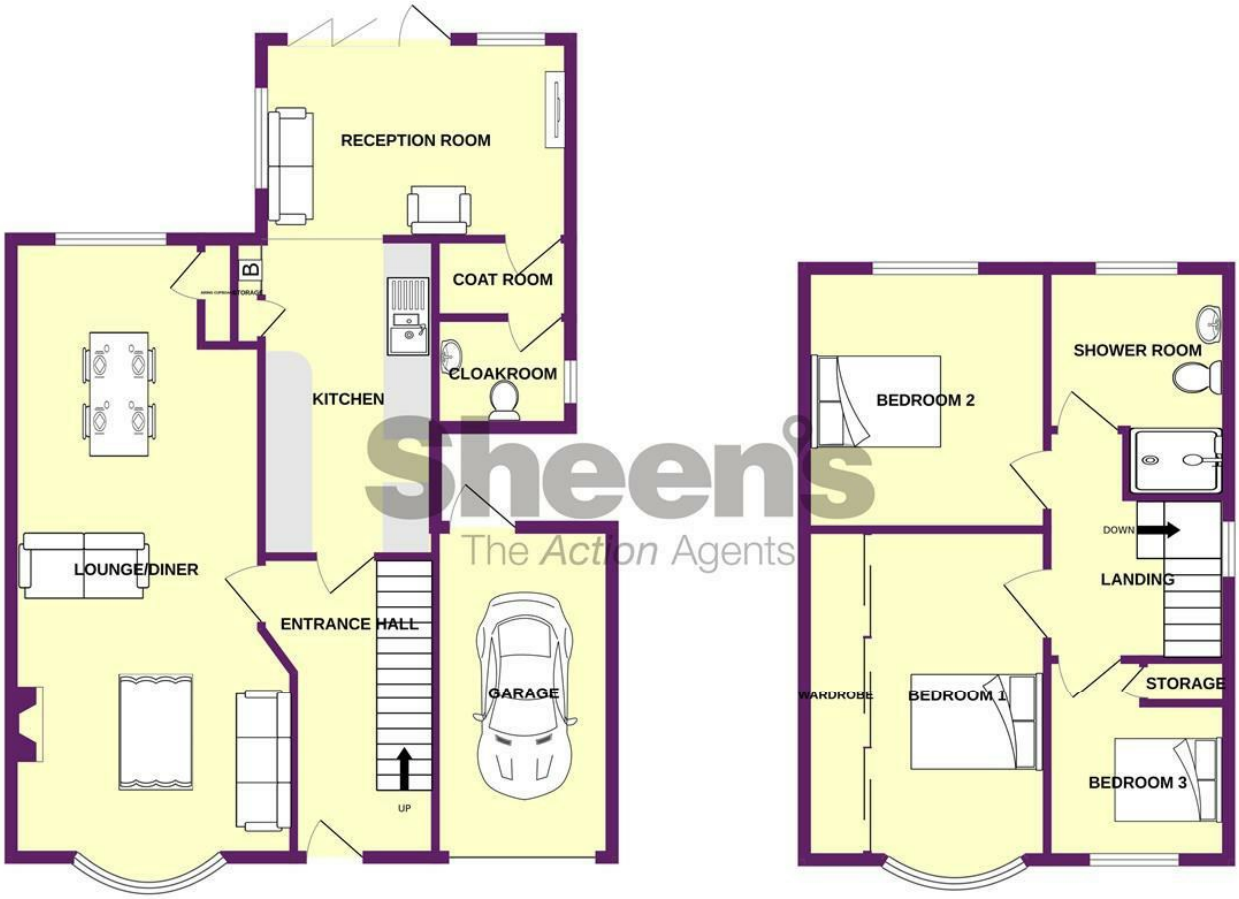
Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR

1ST FLOOR



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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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