



Constable Avenue Clacton-On-Sea, CO16 8XA

**** NO ONWARD CHAIN ****

Sheen's Estate Agents are pleased to offer for sale this **THREE BEDROOM DETACHED HOUSE** located on the Cann Hall development on the outskirts of Clacton-on-Sea. Clacton's town centre, sea front and mainline railway station are positioned within one and three quarter miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **20'2 x 11'2 Lounge**
- **11'6 x 8'11 Kitchen**
- **9' x 8'10 Dining Room**
- **12'10 x 12'7 Conservatory**
- **Bathroom**
- **Garage & Off Street Parking**
- **No Onward Chain**
- **Council Tax Band C**
- **EPC Rating C**

Price £265,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

ENTRANCE HALL

Under stairs storage cupboard. Stair flight to first floor. Radiator. Doors to:



LOUNGE

20'2 x 11'2

Inset electric feature fireplace (not tested) with a wooden fire surround. Two radiators. Double glazed windows to front. Open access to:



DINING ROOM

9' x 8'10

Radiator. Double glazed windows to side.



KITCHEN

11'6 x 8'11

Fitted kitchen suite comprising laminated square edge work surfaces with inset one and a half bowl single drainer sink unit with stainless steel mixer tap. Inset four ring gas hob with extractor hood above (not tested). Inset double oven. Space for fridge freezer. Integrated dishwasher. Space and plumbing for washing machine. Cupboard housing gas combination boiler (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Radiator. Double glazed window to side. UPVC Double glazed French Doors leading to:



CONSERVATORY

12'10 x 12'7

Radiator. Fully double glazed. UPVC Double glazed French style door leading to the rear garden.



BEDROOM THREE

10'11 x 8'2

Radiator. Double glazed window to rear.



GROUND FLOOR CLOAKROOM

Comprises low level W.C. Vanity hand wash sink basin with a stainless steel mixer tap. Fully tiled. Heated towel rail. Double glazed window to side.



FIRST FLOOR LANDING

Airing cupboard. Storage cupboard. Radiator. Loft access. Doors to:

BEDROOM ONE

12'7 x 11'6

Radiator. Double glazed window to front.



BEDROOM TWO

12'7 x 11'6

Radiator. Double glazed window to rear.



BATHROOM

Three piece white suite comprising low level W.C. Pedestal hand wash sink basin. Panelled bath with wall mounted electric shower and shower head attachment above (not tested). Fully tiled. Heated towel rail. Double glazed window to side.



OUTSIDE FRONT

Hard standing area providing off street parking for multiple vehicles. Side pedestrian access leading to outside rear. Side access leading to:



GARAGE

Up and over door.



OUTSIDE REAR

Being completely patio paved. Enclosed by panelled fencing. One wooden storage shed. Door leading into garage. Side pedestrian access leading to outside front.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1899.92 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

BA 11/25

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



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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Sheen's
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