



## Granville Road East Clacton, CO15 6BX

Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM FIRST FLOOR MAISONETTE located in the popular area of EAST CLACTON. The property benefits from OFF ROAD PARKING for TWO VEHICLES as well as its own GARDEN to the rear. The property is located within a quarter of a mile of Clacton-on-Sea's town centre, mainline railway station and recently regenerated sea front. An internal inspection is highly advised to appreciate the accommodation on offer. CASH BUYERS ONLY.

- Three Bedrooms
- 14'2 x 11'6 Lounge
- 11'9 x 9'8 Kitchen
- Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- Close To Local Amenities
- Off Road Parking
- Allocated Rear Garden
- EPC Rating - D



**Price £199,995 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Wooden double glazed door leading to;

### ENTRANCE HALLWAY

Stairflight to first floor.

### FIRST FLOOR LANDING

Radiator. Door to;



### LOUNGE

14'2 x 11'6

Inset fireplace with wooden fire surround. Radiator. Double glazed windows to front.



### KITCHEN

11'9 x 9'8

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring electric hob with oven under. Selection of matching white gloss fronted wall units with cupboards and drawers at both eye and floor level. Space and plumbing for washing machine and dishwasher. Space for fridge and freezer. Door providing access to larder cupboard. Splash backs. Spot lights. Double glazed window to rear. Door to;



## INNER HALL

Stairflight to;



## BEDROOM THREE

17'10 x 12'4

Wardrobe space running along the eaves. Wall mounted new gas combination boiler (replacement installed Feb 2025 with a 5year warranty). Radiator. Two double glazed Velux windows to front.



## BEDROOM ONE

13'11 x 10'11

Radiator. Double glazed window to front.



## BEDROOM TWO

11'6 x 8'11

Radiator. Double glazed windows to rear.



## BATHROOM SUITE

Three piece suite comprising; Low level W.C. Vanity hand wash sink basin with mixer tap. Panelled bath with shower-head attachment above. Half tiled. Heated towel rail. Double glazed window to side.



## OUTSIDE - FRONT

Hard standing area providing access for off road parking for two vehicles.





## OUTSIDE - REAR

Patio paved area with remainder being stone shingled. Two wooden storage sheds. Enclosed by panelled fencing, flower and shrub borders. Side pedestrian access to front.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note; Freehold apartment that could be harder to obtain a mortgage on.  
WOULD NEED TO BE CASH BUYERS ONLY.

## BA 0922

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://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

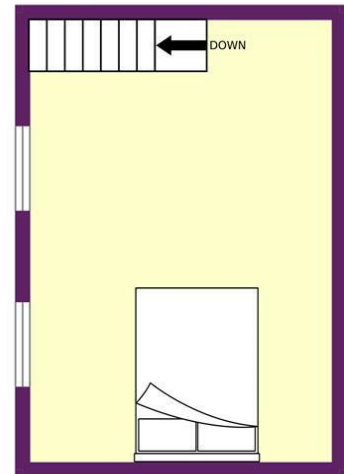
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
 ☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

**Sheen's**  
The Action Agents

