



Wellesley Road Clacton-On-Sea, CO15 3PN

Sheens Estate Agents are pleased to offer for sale this FOUR BEDROOM END-TERRACED HOUSE conveniently situated on the fringes of Clacton-on-Sea's Town Centre. One of the standout features of this property is the expansive basement, providing an abundance of storage or potential for further development. This additional space can be transformed to suit your specific needs. Conveniently located close to the train station, this property offers excellent transport links. An internal inspection is highly advised to appreciate the accommodation on offer.

- Four Bedrooms
- Three Reception Rooms
- 8'1 x 6'3 Kitchen
- Basement
- Wetroom
- Majority Double Glazed
- Gas Central Heating (n/t)
- Off Street Parking
- Approximately 40' Rear Garden
- EPC Rating D



Price £245,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed door leading to;

ENTRANCE PORCH

Entrance door leading to;

ENTRANCE HALLWAY

Stairflight to first floor. Understairs storage cupboard with stairs leading to basement. Radiator. Doors to;



LOUNGE

14'9 into bay x 11'9

Inset electric feature fireplace with wooden surround (not tested).
Two radiators. Double glazed bay window to front.



DINING ROOM

12'2 x 11'7

Glazed windows to side. Door to;



KITCHEN

8'1 x 6'3

Fitted units with inset single drainer single bowl stainless steel sink unit. Larder cupboard with glazed window to rear. Glazed window to side. Door to;



LEAN-TO

12'2 x 4'5

Glazed windows to front and rear. Door leading to rear garden.

SITTING ROOM

13'1 x 10'8

Double glazed bay windows to rear. UPVC double glazed door leading to rear garden.

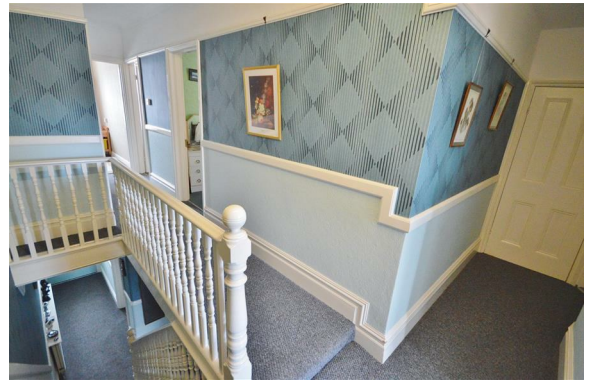


BASEMENT



FIRST FLOOR LANDING

Loft access. Storage cupboard. Doors to;



BEDROOM ONE

14'4 into bay x 11'8

Radiator. Double glazed window to front.



BEDROOM TWO

12'2 x 11'8

Radiator. Double glazed window to side.



BEDROOM THREE

10'4 x 11'

Radiator. Double glazed windows to rear.



BEDROOM FOUR

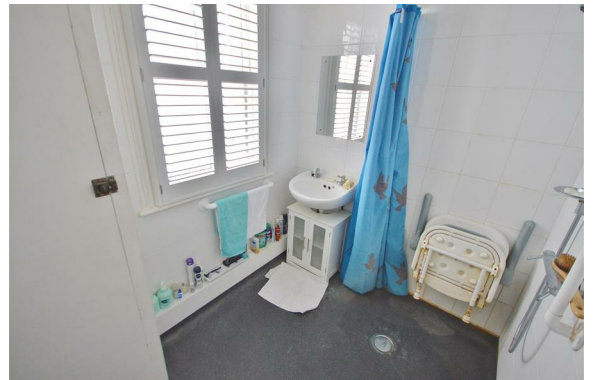
8'1 x 5'6

Radiator. Double glazed window to front.



WETROOM

Low level W.C. Wall mounted shower-head attachment. Fully tiled. Storage cupboard housing wall mounted gas combination boiler (not tested). Window to side.



SEPARATE W.C

Comprises: High level W.C. Glazed window to side.

OUTSIDE - FRONT

Hard standing area providing off street parking. Enclosed by panelled fencing. Side pedestrian access leading to rear.



OUTSIDE - REAR

Patio paved area with remainder being laid to lawn. Enclosed by panel fencing. Side pedestrian access to front.



BA 0325

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.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Main Sewerage (Telephone & Broadband): Yes

Non-Standard Property Features To Note: N/A

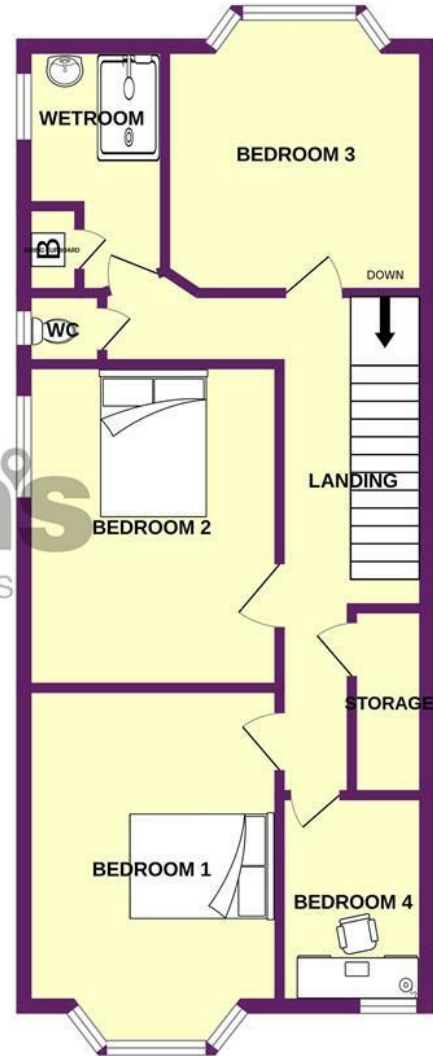
Particular Disclaimer

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.

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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