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Sheen's
The *Action* Agents



Coppins Road
Clacton-On-Sea, CO15 3HT

Sheens Estate Agent's are delighted to offer this FREEHOLD THREE BEDROOM FIRST FLOOR MAISONETTE offers spacious accommodation over 86 Square Metres of living space. Located in this established non-estate location in the Essex coastal town of Clacton-on-Sea, the property is part of an individual character building of just two apartments. Benefits include Hardstanding front garden and a 35' x 29' Allocated Rear Garden. Clacton's mainline railway station with its direct links to London Liverpool Street is within half mile with Clacton's town centre and mainline railway station within one mile. An early viewing is strongly advised to appreciate all that the property has to offer.

- Three Bedrooms
- Freehold Maisonette - (No Ground Rents or Service Charges)
- 16'7 x 11' max Lounge
- Gas Central Heating (n/t)
- Fully Double Glazed
- 35' x 29' Own Rear Garden
- Close To Amenities
- Viewing Advised
- Can Be Offered With No Onward Chain
- EPC Rating D & Council Tax B







Price £155,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Covered storm porch with decorative checkerboard tiled floor leading to private double glazed entrance door to entrance hallway.

ENTRANCE HALLWAY





16'7 max x 6'7 narrowing to 4'2

Stair flight to first floor with built in under stairs storage cupboard. Radiator.

FIRST FLOOR LANDING

Split level landing. Built in storage cupboards. Loft access with folding wooden loft ladder (spacious loft space which could make it suitable for a loft conversion - subject to planning permissions). Doors to:





LOUNGE

16'7 x 11' max

Built in entertainment cabinets. Radiator. Double glazed windows to front and rear.



KITCHEN

10'1 x 9'

Fitted with a range of sage green matte panelled laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Inset four ring ceramic electric hob with under counter electric oven below. Wall mounted gas combination boiler (not tested). Tiled splashbacks. Double glazed window to rear.





BEDROOM ONE

15' into bay x 11'7 max

Radiator. Double glazed square bay window to front.

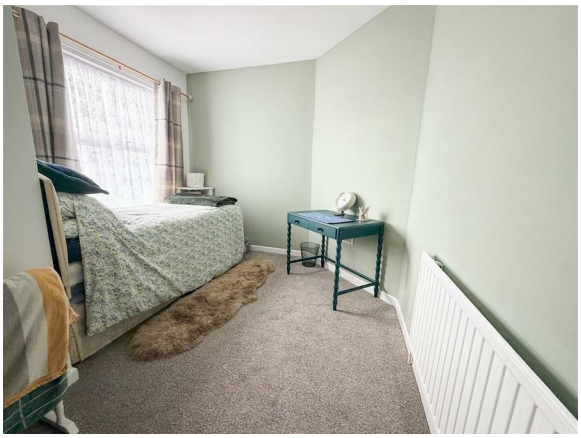




BEDROOM TWO

12'1 max x 8'1 narrowing to 6'

L shaped Bedroom Two. Radiator. Double glazed window to rear.

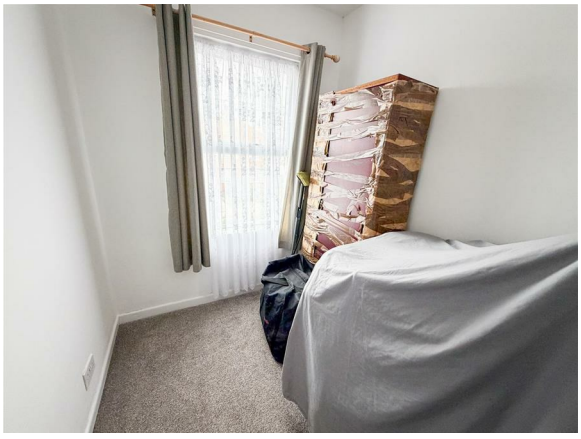




BEDROOM THREE

8' x 6'6

Radiator. Double glazed window to front.



BATHROOM

Fitted with a three piece White suite comprising panelled bath with wall mounted electric shower (not tested). Pedestal wash hand basin. Low level W.C. Chrome effect heated towel rail. Tiled splashbacks. Double glazed window to side.



OUTSIDE FRONT

Front garden is a hard standing area. Shared access to side of property which leads to allocated rear garden space.





OUTSIDE REAR



35' x 29'

Laid to lawn. enclosed by panelled fencing and part brick wall. In need of cultivation.

Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band B ; Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Features To Note: Freehold Maisonette - Most mortgage lenders often may not lend on a Freehold Maisonette

JE 08/26

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.

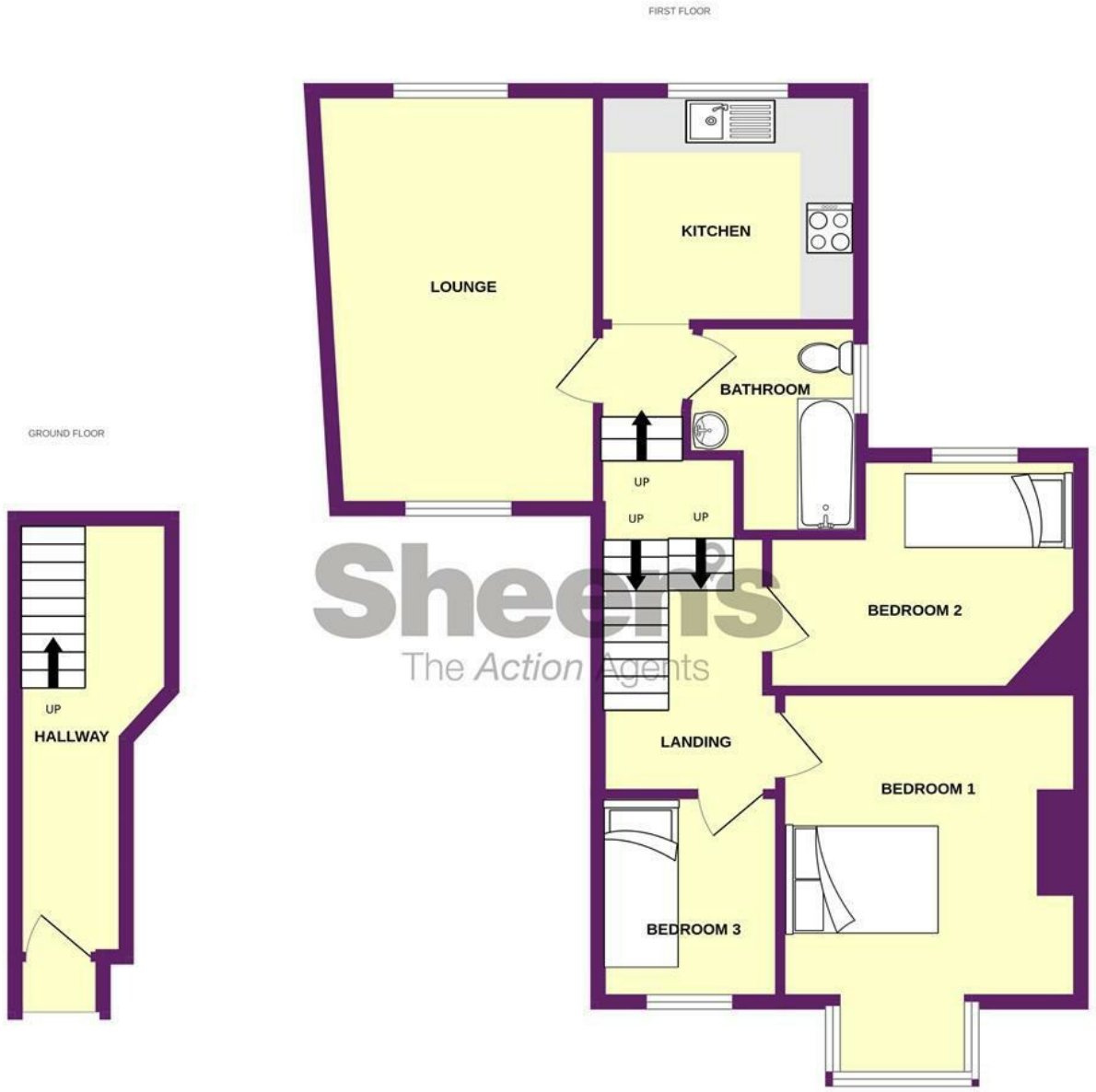
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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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