



Chapman Road Clacton-On-Sea, CO15 6PT

Located on the outskirts of Clacton-on-Sea's town centre, Sheens Estate Agents are pleased to offer for sale this **DETACHED THREE BEDROOM CHARACTER HOUSE**. The property benefits from being offered with **NO ONWARD CHAIN**. The property is situated a mere 550 metres from Clacton-on-Sea's regenerated beaches and seafront. As well as being positioned 400 feet from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 14'4 x 10'11 Lounge
- 15'7 x 10' Dining Room
- 10' x 9'5 Kitchen
- Gas Central Heating (n/t)
- Garage
- Off Street Parking
- No Onward Chain
- Council Tax Band C
- EPC Rating D

Price £285,000 Freehold



Accommodation comprises -

The accommodation comprises approximate room sizes:

Entrance door to:

ENTRANCE HALL

Radiator. Double glazed window to side. Door to:

DOWNSTAIRS HALLWAY

Stair flight to first floor. Under Stair storage cupboard. Radiator. Door to:

LOUNGE

14'4 max x 10'11 max

Feature fireplace. Double glazed windows to front. Radiator.



DOWNSTAIRS W.C.

5'2 x 2'7

Low level W.C. Vanity wash hand sink basin with cupboards below. Double glazed window to side.



DINING ROOM

15'7 x 10'0 max

Feature fireplace. Radiator. Doubled glazed window to rear. Door to:



KITCHEN

10'0 x 9'5

Kitchen suite comprising: Black marble effect rolled edge work surfaces with white wall mounted cabinets with cupboards and draws below. Inset stainless steel sink unit with mixer tap. Inset hob with extractor hood above. Inset oven (all appliances not tested). Radiator. Double glazed window to side. Opening to:



UTILITY AREA

9'11 x 6'8

Marble effect rolled edge work surfaces with white wall mounted cabinets with cupboards and draws below. Inset single drainer ceramic sink unit with stainless steel mixer tap. Gas combination boiler. (all appliances not tested). Space for dishwasher. Space for washing machine. Space for fridge freezer. Pantry cupboard. Double glazed window to rear. Double glazed door to garden.



FIRST FLOOR LANDING

Loft access. Build in storage cupboard. Radiator. Doubled glazed window to side and front.

BEDROOM ONE

14'6 max x 10'0

Double glazed windows to front. Radiator.



BEDROOM TWO

12'1 max x 10'0

Built in wardrobes. Radiator. Double glazed window to rear.



BEDROOM THREE

9'1 narrowing to 8'5 x 8'1

Built in wardrobes. Radiator. Double glazed window to rear.



SHOWER ROOM

7'9 x 5'7

Three piece suite comprising: low level W.C. Vanity wash hand sink basin with cupboards below. Step in double shower cubical with wall mounted electric shower above (not tested). Heated towel rail. Fully tiled walls. Double glazed window to side.



GARAGE

Up and over door.



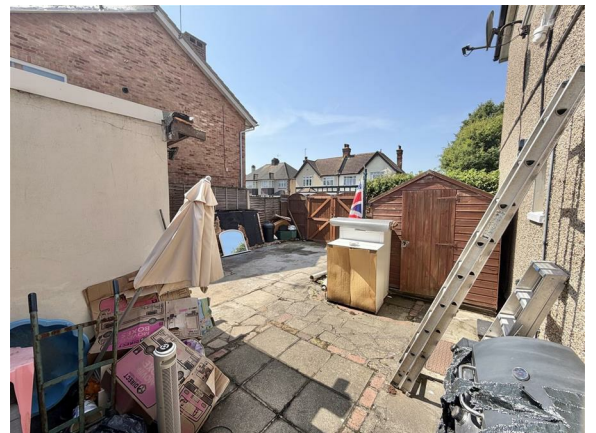
OUTSIDE REAR

Majority paved patio area with the remainder being laid to lawn. Built up summer house. Wooden storage shed. enclosed by panel fencing. Gate to :



ADDITIONAL OUTSIDE REAR SPACE

Gate to :



OUTSIDE FRONT

Paved patio driveway providing off street parking for multiple vehicles. Paved patio leading to front entrance



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: 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>

Non-Standard Property Features To Note: No

JB 06/26

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 -

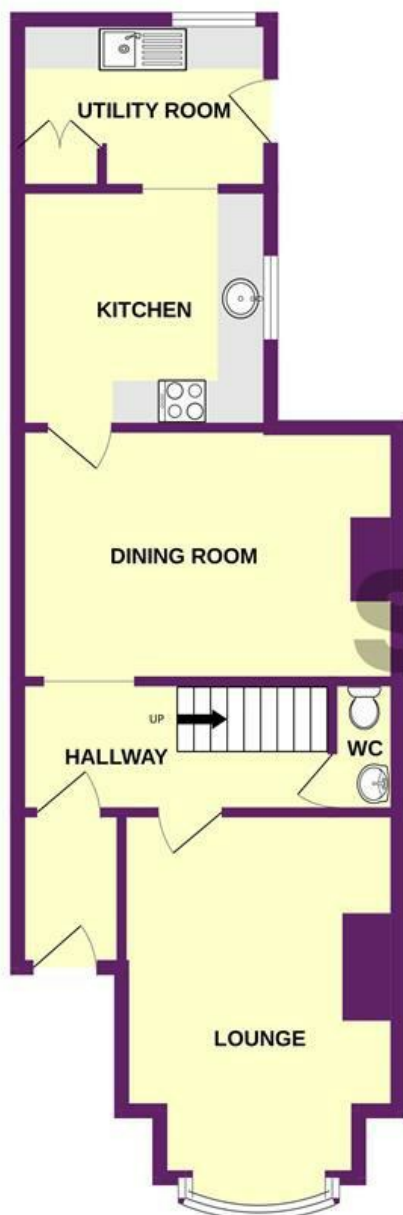
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.

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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