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Sheen's
The Action Agents



Abinger Close Clacton-On-Sea, CO16 8FJ

In need of modernisations throughout, this THREE BEDROOM SEMI-DETACHED HOUSE offers the perfect opportunity for anyone looking to purchase a property to refurbish and make their own. The property is located on the popular 'Cann Hall' development just quarter of a mile from Brook Retail and Country Parks with Clacton's town centre, sea front and mainline railway station within one and three quarter miles. An early viewing is advised to appreciate the potential on offer.

- Three Bedrooms
- Two Reception Rooms
- Ground Floor W.C.
- 9'8 x 8'5 max. Kitchen
- Gas Central Heating (n/t)
- Off Street Parking
- Approx 40' Rear Garden
- Modernisations Required
- No Onward Chain
- EPC Rating D & Council Tax C



Price £220,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

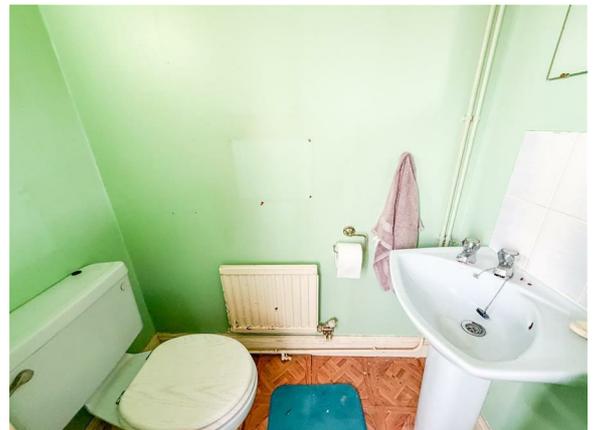
ENTRANCE PORCH

Radiator. Dado rail.



GROUND FLOOR W.C.

Low level W.C. Pedestal wash hand basin. Radiator. Double glazed window to front.



LOUNGE

15'1 max x 13'1

Feature fireplace (Please note - gas fire does not work). Dado rail. Two radiators. Stair flight to first floor. Double glazed window to front. Door to Kitchen. Open access to Dining Room.



DINING ROOM

9'8 x 7'1

Dado rail. Radiator. Double glazed sliding patio doors to rear garden.



KITCHEN

9'8 x 8'5

Fitted with a range of laminate fronted units with a wood veneer trim. Wood effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit with mixer tap. Range of matching wall mounted units. Inset four ring gas hob with under counter double oven (appliances not tested). Space and plumbing for washing machine. Under counter fridge space. Under stairs storage cupboard. Tiled splash backs. Double glazed window to rear overlooking garden. Double glazed door to side.



FIRST FLOOR LANDING

Loft access. Built in airing cupboard. Double glazed window to side. Doors to:



BEDROOM ONE

12'8 x 8'6 plus door recess

Radiator. Double glazed window to front.



BEDROOM TWO

11'2 x 8'3 plus door recess

Radiator. Double glazed window to rear



BEDROOM THREE

7'8 max x 7'1 max

Built in storage cupboard. Radiator. Double glazed window to front.



BATHROOM

7'3 x 6

Fitted with a three piece white suite. Comprises panel bath with mixer tap and shower attachment. Additional electric shower over (not tested). Folding shower screen. Low level W.C. Vanity wash hand basin with cupboards below. Fully tiled walls. Radiator. Double glazed window to rear.



OUTSIDE - FRONT

Small lawned front garden with array of shrubs. Hard standing area providing off street parking. Gate gives side pedestrian access to:



OUTSIDE - REAR

Approx. 40' Rear garden is mainly laid to lawn. Array of shrubs. Enclosed by panel fencing. Timber storage shed.



GREENSWARD VIEWS TO REAR



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

JE 0326

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

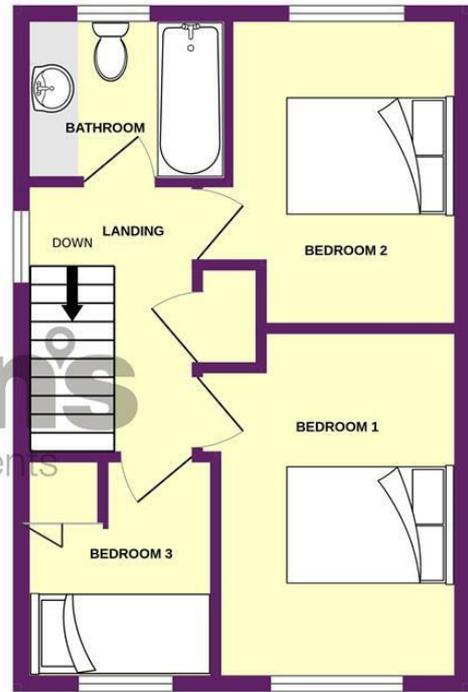
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



1ST FLOOR



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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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Selling properties... not promises

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