



## Victoria Road East Clacton, CO15 6BJ

Located in this prestigious location on the outskirts of 'The Gardens' area of East Clacton is this spacious THREE BEDROOM SEMI-DETACHED HOUSE just 350 Metres from the regenerated beaches and sea front. Clacton's mainline railway station with its direct links to London Liverpool Street is positioned just under half a mile away. In the valuers opinion the property is presented in clean and tidy decoration and offers excellent opportunities for modernisations to make it your own and an early viewing is advised to appreciate the location, property and gardens on offer.

- Three Bedrooms
- Two Reception Rooms
- 8'5 Fitted Kitchen
- Three Piece Shower Room
- Gas Central Heating (n/t)
- Garage & Off Road Parking
- Approx 80' Rear Garden
- No Onward Chain
- 350 Metres To The Beach
- EPC Rating D & Council Tax C

**Price £284,000 Freehold**





## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

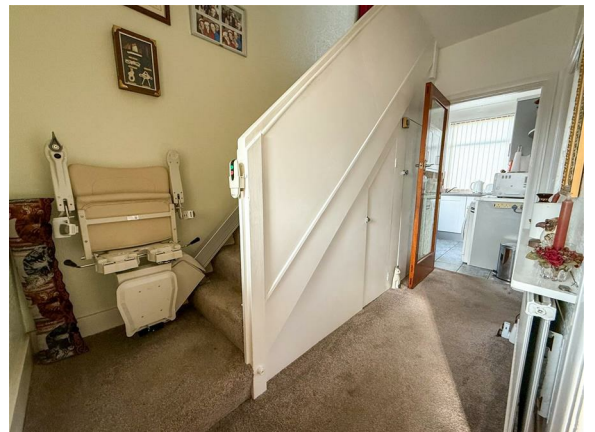
### ENTRANCE PORCH

Double glazed windows to front and side. Further glazed entrance door to:



### ENTRANCE HALLWAY

Stair flight to first floor with built in under stairs storage cupboards. Radiator. Doors to:



## LOUNGE

14'6 max x 11'11

Wall mounted electric fire (not tested). Radiator. Double glazed bay window to front and side.



## DINING/SITTING ROOM

12'11 max x 11'11'

Radiator. Picture rail. Wall mounted gas fire (not functioning and not connected). Double glazed door with double glazed side panel windows leading onto rear garden.



## KITCHEN

8'5 x 6'1

Fitted with a modern kitchen suite. Comprises white laminate shaker style panel 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 taps. Cooker space. Space and plumbing for washing machine and tumble dryer. Tiled splash backs. Tiled flooring. Double glazed window to rear overlooking garden. Double glazed door to Side Parking and Garage area.



## FIRST FLOOR LANDING

Radiator. Double glazed window to side. Doors to:

## BEDROOM ONE

14'5 max x 12' max

Feature ornate fireplace. Radiator. Double glazed bay window to front and side. Built in wardrobe.



## BEDROOM TWO

13'1 max x 12'2

Feature ornate fireplace. Radiator. Double glazed window to rear. Two built in wardrobes.





### BEDROOM THREE

8'3 x 7'1

Radiator. Double glazed window to front.



### SHOWER ROOM

6' x 5'11

Fitted with a three piece white suite. Comprises double shower cubicle. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Radiator. Loft access to loft space (Housing 2023 fitted Gas Combination boiler - not tested). Double glazed window to rear.



### OUTSIDE - FRONT

Front garden is mainly laid to lawn with shrub borders. Hard standing area providing off street parking for multiple vehicles leading to detached garage with twin opening doors. Gate gives side pedestrian access to rear garden.



## OUTSIDE - REAR

Approx 80' East facing rear garden. Mainly laid to lawn with array of mature flowers shrubs and trees. Hardstanding paved patio area. Personal pedestrian access door to side of garage.



## ALTERNATE VIEW OF GARDEN





### EAST CLACTON SEA FRONT

The regenerated beaches and sea front are situated around 350 Metres away.



### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

Services Connected: (Gas): Yes. (Electricity): Yes (Water): Mains (Sewerage Type): Mains. (Telephone & Broadband): Connection available

Non-Standard Property Features To Note: No

### JE 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.

### 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

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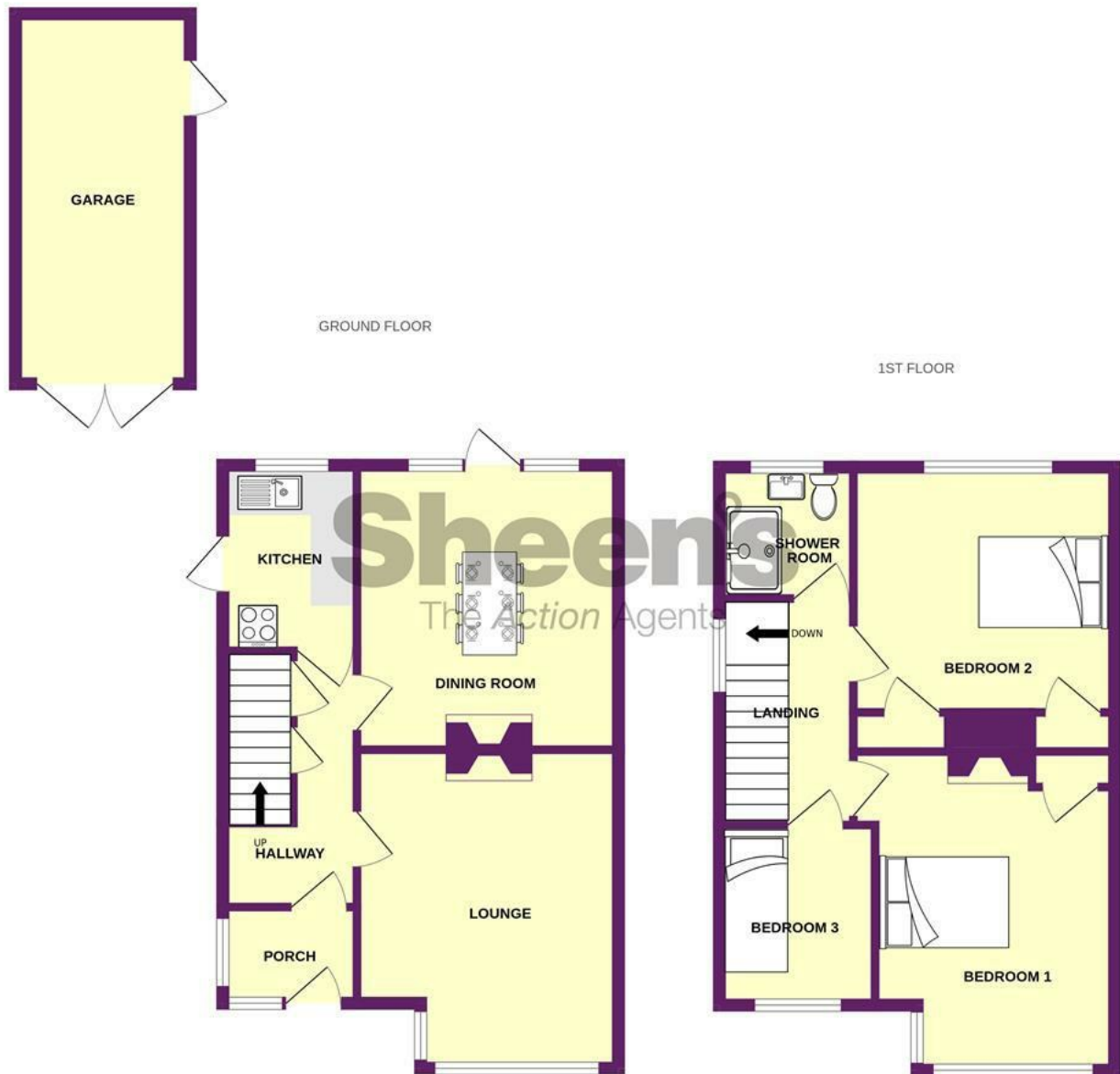
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taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.







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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