



Towse Close Clacton-On-Sea, CO16 8US

Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM END-TERRACED HOUSE situated on the popular Peter Bruff Development. The property is located within a quarter of a mile of local shopping facilities at Bockings Elm and within one and three quarter miles of Clacton-on-Sea's town centre and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 26'4 x 11'5 Lounge/Diner
- 10'6 x 8'2 Kitchen
- Shower Room & Ground Floor W.C
- Fully Double Glazed
- Gas Central Heating (n/t)
- Allocated Parking Space & Garage
- Approximate 30' Rear Garden
- Council Tax Band B
- EPC Rating D



Price £225,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

ENTRANCE PORCH

Radiator. Door to;

GROUND FLOOR W.C.

Comprising: Low level W.C. Vanity hand was sink basin with a stainless steal mixer tap. Double glazed window to the front.

ENTRANCE HALLWAY

Stair flight to the first floor. Under stairs storage cupboard. Double doors leading to;



LOUNGE/DINER

26'4 x 11'5

Two radiators. UPVC double glazed sliding door that leads to the rear garden. Double glazed windows to the front and rear.



KITCHEN

10'6 x 8'2

Fitted kitchen suite comprising laminated rolled edge work surfaces. Inset one and a half bowl single drainer ceramic sink unit with a stainless steel mixer tap. Inset four ring gas hob with oven under and extractor hood above (not tested). Space and plumbing for washing machine. Space for fridge or freezer. Integrated Freezer. Selection of matching wall units with both cupboards at eye and floor level. Partly tiled. Doubled glazed window to the rear. UPVC double glazed door leading to the rear garden.



FIRST FLOOR LANDING

Airing cupboard. Loft access. Door to;

BEDROOM ONE

13'4 x 10'11

Built in wardrobes with mirror fronted sliding doors. Radiator. Double glazed window to the front.



BEDROOM TWO

11'3 x 10'

Radiator. Double glazed window to rear.



BEDROOM THREE

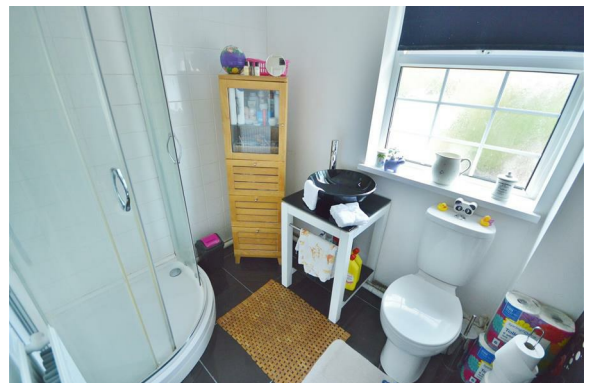
9'4 x 7'11

Storage cupboard. Radiator. Double glazed window to the front.



SHOWER ROOM

Three piece white suite comprising; Low level W.C. Hand was sink basin with a stainless steel mixer tap. Step in shower cubicle with a wall mounted electric shower and shower head attachment (not tested). Partly tiled. Radiator. Double glazed window to the rear.



OUTSIDE - FRONT

One allocated parking space. Patio paved path leading to front entrance with the remainder being laid to lawn.



GARAGE EN BLOC

OUTSIDE - REAR

Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing. Side pedestrian access to Outside Front.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: N/A

BA 05/25

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.

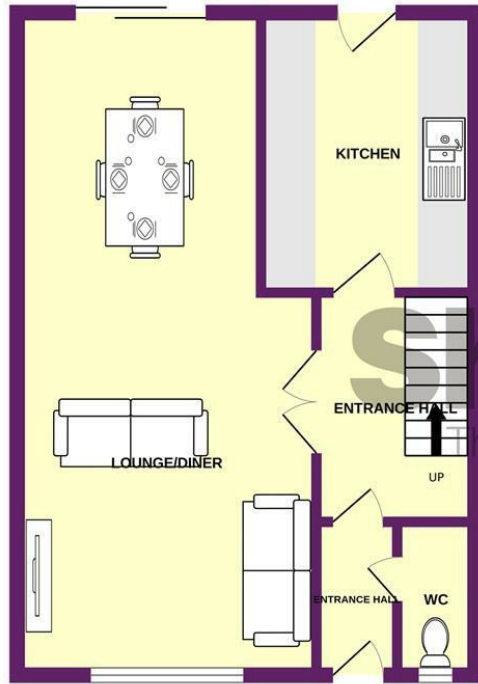
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Particular Disclaimer

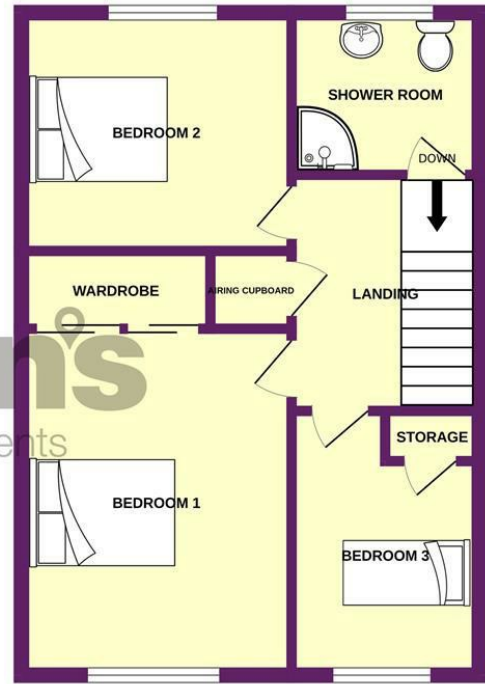
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GROUND FLOOR



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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