



Portsmouth Road Clacton-On-Sea, CO15 1BP

Situated around 200 metres of Martello Bays award winning beach is this deceptively spacious **THREE BEDROOM MID-TERRACED HOUSE** offered with Two Allocated Parking Spaces and an impressive 70' x 57' max. wrap around landscaped garden. The property is located around one mile of Clacton-on-Sea's town centre and mainline railway station. An early viewing is advised to appreciate the accommodation and gardens on offer.

- **Three Bedrooms**
- **16'9 x 16'3 Lounge**
- **9'10 Fitted Kitchen**
- **Ground Floor W.C.**
- **Modern Shower Room**
- **Gas Warm Air Heating (n/t)**
- **70 max' Wrap Around Landscaped Side & Rear Gardens**
- **Two Allocated Parking Spaces**
- **Around 200 Metres To The Beach**
- **EPC Rating D & Council Tax C**



Price £250,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes: Double glazed wooden entrance door to entrance hallway.

ENTRANCE HALLWAY

Wood effect flooring. Open access to kitchen. Doors to lounge and ground floor cloakroom.



GROUND FLOOR CLOAKROOM

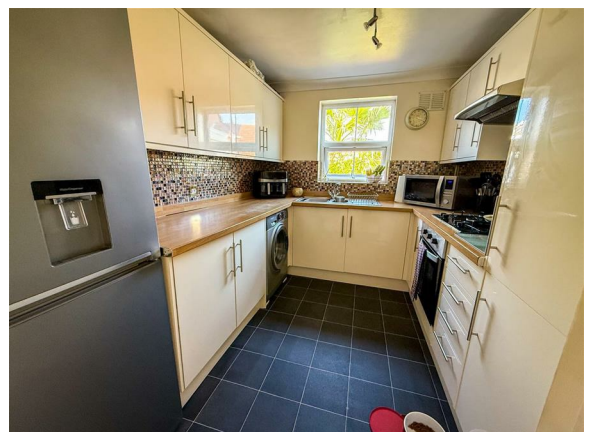
Concealed cistern low level W.C. Wash hand basin. Tiled splash backs. Double glazed window to front.



KITCHEN

9'10 x 8'

Fitted with a range of crème gloss laminate fronted units comprising wood panelled effect rolled edge work surfaces with cupboards and draws below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset Five ring gas hob with fitted extractor hood above and under counter electric oven below (all appliances not tested). Space and plumbing for washing machine. Tall fridge freezer space. Tiled splash backs. Tile effect flooring. Gas warm air central heating boiler serving central heating system. Double glazed window to rear.



LOUNGE

16'3 x 16'9

Stair flight to first floor. Wood effect flooring. Double glazed sliding patio doors opening onto to side and rear garden. Double glazed internal windows to conservatory. Multipaneled double glazed doors leading onto conservatory.



ALTERNATE VIEW OF LOUNGE



CONSERVATORY

13'4 x 7'6

Part brick built. Double glazed windows to side and rear. Poly carbonate roof. Wood effect flooring. Double glazed double doors to side and rear garden.



FIRST FLOOR LANDING

Built in airing cupboard. Wood effect flooring. Loft access. Doors to:



BEDROOM ONE

12'9 x 8'3

Wood effect flooring. Two built in double wardrobes. Double glazed window to rear.



BEDROOM TWO

9'10 into wardrobe x 9'7

Wood effect flooring. Double glazed window to rear.



BEDROOM THREE

9'7 x 6'7 max

Wood effect flooring. Fitted mirror fronted sliding wardrobes. Double glazed window to rear.



SHOWER ROOM

6'8 x 6'4

Fitted with a modern white shower suite comprises walk in shower cubicle with glazed shower screen. Vanity wash hand basin with cupboards below. Concealed cistern low level W.C. Part tiled walls. Tiled flooring. Double glazed window to front.



OUTSIDE FRONT

Situated at the end of a walk way location with a small greensward to the front. Paved pathway leading to front entrance door.



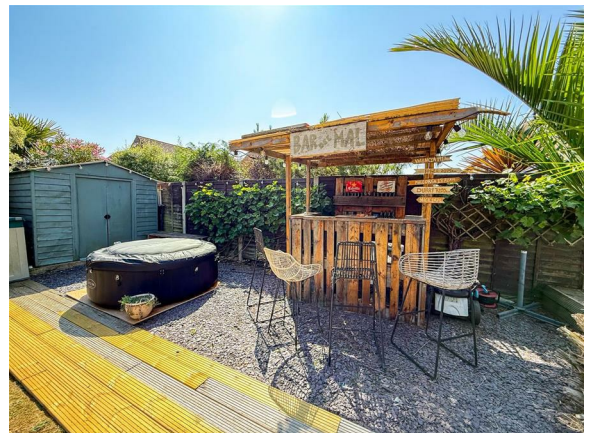
OUTSIDE REAR

70' max x 57' max

L shaped side and rear gardens. Landscaped with an array of mature flowers, shrubs and trees. Wooden decked patio area. Slate shingled and wooden decked area currently being used for a bar and hot tub area (hot tub is not included in the sale). Timber storage shed. Feature covered wooden pergola. Enclosed by panelled fencing



ALTERNATE VIEW OF GARDENS



ALTERNATE VIEW OF GARDENS (2)



Material Information (Freehold Property)

Tenure: Council Tax Band:

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

MARTELLO BAY BEACH

The award winning Martello Bay beach is located around 200 metres away.



JE 06/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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

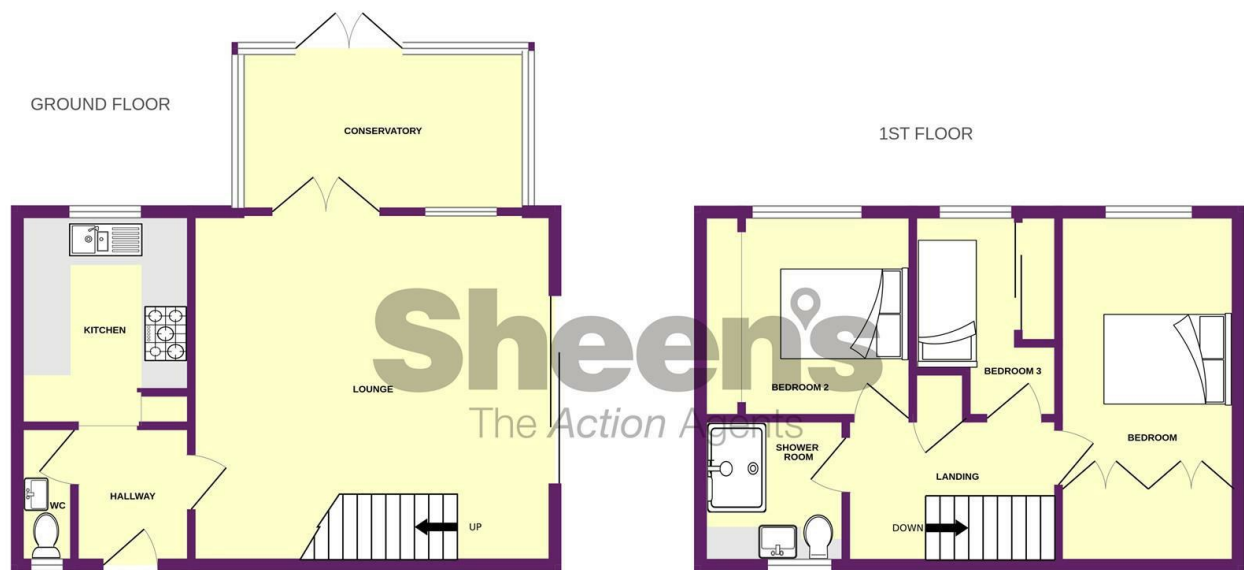
Particular Disclaimer

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





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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