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Sheen's
The *Action* Agents

Cherry Tree Avenue
Clacton-On-Sea, CO15 1AL

Situated in this established tree-lined road, in the Royal's area of Clacton-on-Sea, Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE. The property is located within a quarter of a mile of Clacton's Martello Bay beach and within three quarters of a mile of the town centre and mainline railway station. A viewing is highly recommended to appreciate the internal accommodation and location on offer.

- Three Bedrooms
- 12'7 x 11'3 Lounge
- 11'1 x 10'2 Dining Room
- 9'5 x 9'1 Fitted Kitchen
- Modern Bathroom Suite
- Gas Central Heating (n/t)
- Fully Double Glazed
- Garage & Off Street Parking
- Council Tax Band C
- EPC Rating TBC

Price £285,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

PORCH

Double glazed entrance door to:

ENTRANCE HALLWAY

11'4 x 7'8

Storage cupboard. Radiator. Opening to:

LOUNGE

12'7 x 11'3

Radiator. Double glazed window to front. Opening to:

DINING ROOM

11'9 x 10'1

Radiator. UPVC Double glazed sliding door to garden.

KITCHEN

9'5 x 9'1

Fitted kitchen suite comprising laminated wood effect fronted units. Black granite gloss effect work surfaces with cupboards and drawers below. Matching wall mounted cabinets. Inset stainless steel one and half bowl single drainer sink unit with mixer tap. Cupboard housing gas combination boiler. Range oven with five ring gas hob with three separate electric fan ovens (all appliances not tested). Space for dish washer. Space for fridge. Pantry. Radiator. Double glazed window to rear. Door to:

UTILITY ROOM

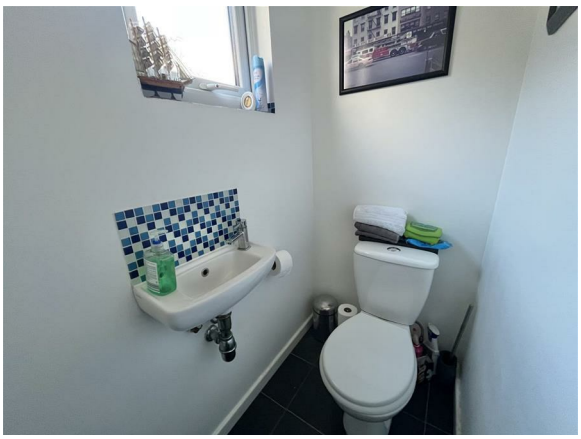
10'6 x 8'7

Space for washing machine and tumble dryer. Radiator. Double glazed door to garden. Door to:

DOWNSTAIRS W.C

5'2 x 3'

Low level W.C. Wash hand basin. Double glazed window to side.



OFFICE

8'4 x 8'2

Radiator. Double glazed window to side.

LANDING

9'5 x 8'6

Loft Access. Radiator. Double glazed window to side. Door to:

BEDROOM ONE

12'10 x 11'2

Storage cupboard. Radiator. Double glazed window to front.

BEDROOM TWO

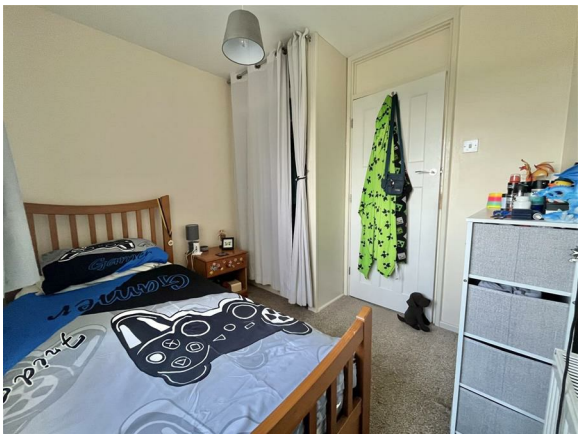
11'9 x 10'

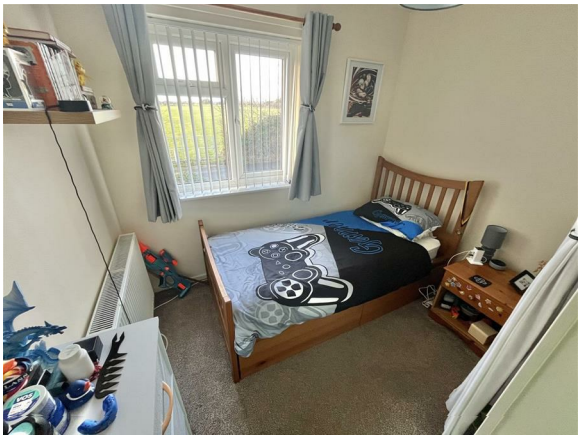
Two storage cupboards. Radiator. Double glazed window to rear.

BEDROOM THREE

8'7 x 7'

Radiator. Double glazed window to front.





BATHROOM

8'6 x 5'4

Fitted with a four piece bathroom suite comprising panelled bath with mixer tap and wall mounted shower head. Step in shower cubicle with mains mixer shower (not tested). Low level W.C. Vanity wash hand basin with cupboards below. Heated towel rail. Fully tiled walls. Double glazed window to rear.

GARAGE

Up and over door. Fitted electric 7KW EV charger.

OUSTIDE FRONT

Paved hard landscaped patio front garden providing parking for numerous vehicles. Side pedestrian access leading to the:

OUTSIDE REAR

The garden is majority laid to lawn with surrounding plant beds, the remainder being paved with stone patio. Enclosed by panelled fencing. Side access leading to front.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1899.92 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains Sewerage (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: N/A

JB 01/26

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.

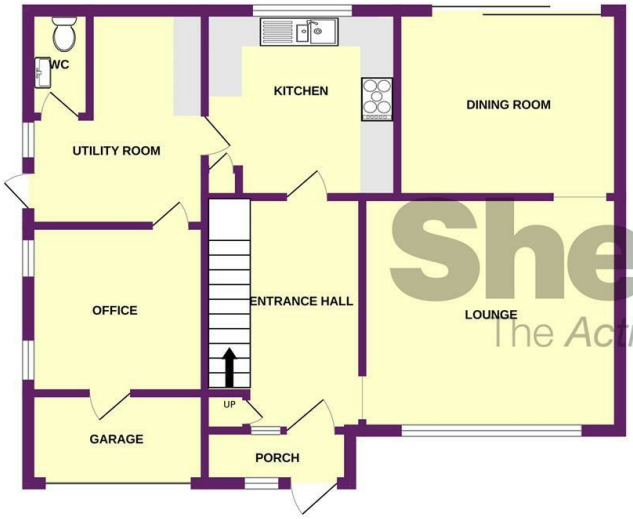
Particular Disclaimer

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.

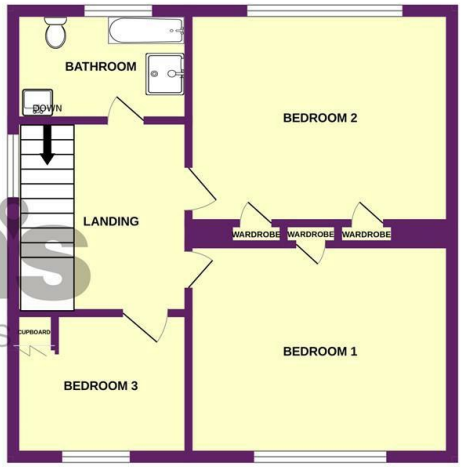
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 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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