

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



The Street Weeley, CO16 9HQ

Situated in the sought after Essex village of Weeley, is this EXTENDED FOUR/FIVE BEDROOM SEMI-DETACHED CHALET. The property boasts an impressive dining area with roof lantern and, in the valuers opinion, a stunning modern fitted kitchen. The property is conveniently positioned within a quarter of a mile of the Weeley mainline railway station and local shopping amenities, and with Clacton-on-Sea's town centre and seafront approximately 5 miles away.

- Four/Five Bedrooms
- 16'1 Lounge
- 12' Modern Fitted Kitchen
- 19' Dining Area
- Bathroom
- First Floor En-Suite Shower
- Double Glazed Windows
- Gas Central Heated
- Storage Garage
- Council Tax Band B. EPC Rating C



Price £315,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALL

Radiator. Doors to;

BEDROOM FOUR

9'10 x 7'5

Double glazed window to front with fitted shutters. Radiator. Fitted sliding door wardrobe.



BEDROOM TWO

13'7 max x 10'

Double glazed window to front with fitted shutters. Radiator. Fitted sliding door wardrobe.



BEDROOM THREE

9'10 x 7'7

Double glazed window to side with fitted shutters. Radiator. Fitted sliding door wardrobe.



FAMILY BATHROOM

Modern white suite comprising; Low level W.C. Vanity hand wash basin with cupboard under. Panelled bath with shower attachment. Independent corner shower cubicle with wall mounted shower (not tested). Radiator. Heated towel rail. Fully tiled walls and floor.



KITCHEN

12' x 11'10

Recently fitted modern kitchen comprising of; Marble effect square edge work surfaces with inset single drainer sink unit and Quooker tap. Built in double oven with microwave function. Integrated fridge. Appliances not tested. Plumbing and space for dishwasher. Selection of matching grey high gloss units at both eye and floor level with under counter lighting. Double glazed window to side. Open access to;



DINING AREA

19'2 x 7'9

Two sets of double glazed patio doors leading to garden with fitted shutters. Further double glazed door to side. Designer radiator. Roof lantern. Open access to;



LOUNGE

16'11 x 11'5 max

Log burner. Stairflight to first floor.



FIRST FLOOR LANDING

Doors to;

BEDROOM ONE

17'2 x 8'

Two sky lights. Radiator. Eaves storage. Doors to;



EN-SUITE

Low level W.C. Pedestal hand wash basin. Corner shower cubicle with wall mounted shower (not tested). Part tiled walls.



BEDROOM FIVE

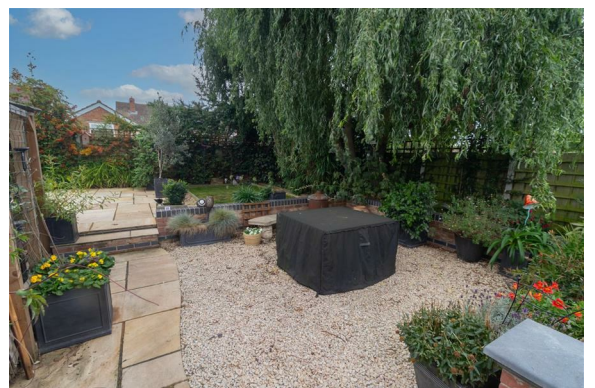
18'9 x 8'6

Two sky lights. Radiator. Storage cupboard housing wall mounted gas boiler (not tested).



OUTSIDE - REAR

Commencing with sand stone patio area leading to shingled area. Further sand stone patio to rear with adjacent lawned garden. Enclosed by panelled fencing. Timber storage shed. Utility area located back of garage which contains plumbing and space for washing machine and chest fridge freezer. The owner has informed us there is hot and cold water servicing this area. Access to front via side gate.



OUTSIDE - FRONT

Hard standing driveway providing off street parking for numerous vehicles. Remainder being laid to lawn. Two gates giving access to rear.

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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.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

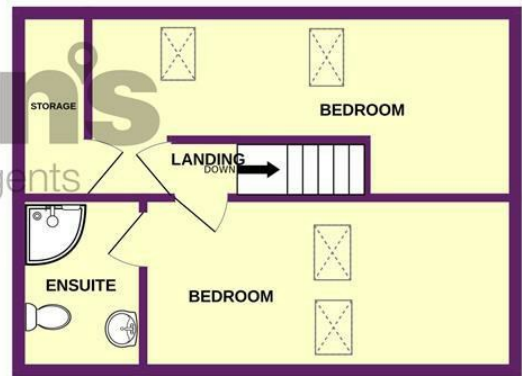
Particular Disclaimer

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.



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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