



Fairfield Road Clacton On Sea, CO15 3QP

Sheen's Estate Agents are pleased to offer for sale this FOUR BEDROOM, ONE LOFT ROOM SEMI-DETACHED HOUSE. The property is situated in the Essex coastal town of Clacton-on-Sea and is conveniently situated just 300 metres from Clacton's mainline railway station with direct links to London Liverpool Street, with Clacton's town centre and seafront just over half a mile away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Four Bedrooms
- One Loft Room
- 26'8 into bay x 12'8 Lounge/Diner
- 15'7 x 11'10 Kitchen
- 12' x 11'5 Conservatory
- Majority Double Glazed
- Gas Central Heating (n/t)
- Approximately 38' Rear Garden
- Council Tax Band B
- EPC Rating D



Price £270,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Wooden glazed entrance door leading to:

ENTRANCE HALLWAY

Stairflight to First Floor. Door to:

LOUNGE/DINER

26'8 into bay x 12'8

Inset gas feature fireplace (not tested) with fire surround, Two radiators. Double glazed bay windows to front. UPVC double glazed door leading to Rear Garden.



ALTERNATIVE VIEW OF LOUNGE/DINER



KITCHEN

15'7 x 11'10

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring gas hob with oven under and extractor hood above (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Wall mounted gas boiler (not tested). Partly tiled. Radiator. Double glazed window to side. Wooden glazed door leading to:



CONSERVATORY

12' x 11'5

Double glazed windows to sides and rear. UPVC double glazed door leading to Rear Garden. Door to:



GROUNDFLOOR W.C

Comprises: Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap.

FIRST FLOOR LANDING

Stairflight to Loft Room. Door to:

BEDROOM ONE

12'2 x 11'11

Radiator. Double glazed window to front.



BEDROOM TWO

12' x 11'2

Radiator. Double glazed window to rear.



BEDROOM THREE

11'9 x 11'4

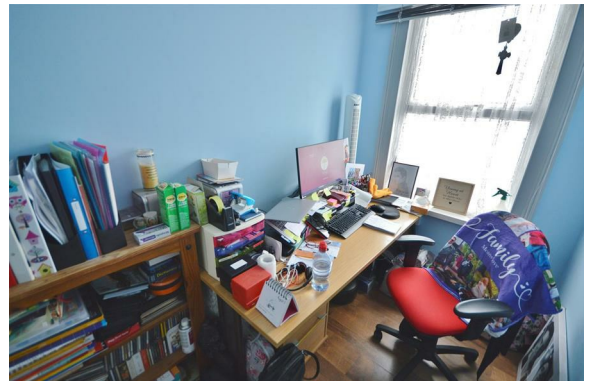
Radiator. Double glazed window to rear.



BEDROOM FOUR

8'6 x 5'4

Radiator. Double glazed window to front.



BATHROOM SUITE

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted electric shower and shower head attachment above (not tested). Partly tiled. Heated towel rail. Double glazed window to side.



LOFT ROOM

15' x 13'11

Radiator. Double glazed Velux window to rear. Double glazed windows to side.



OUTSIDE - FRONT

Patio paved path leading to Front Entrance with remainder being stone shingled. Side pedestrian access leading to Outside Rear.



OUTSIDE - REAR

Patio paved area with remainder being laid to lawn. Enclosed by panelled fencing. One wooden storage shed. Side pedestrian access leading 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):

Non-Standard Property Features To Note: N/A

Anti-Money Laundering

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

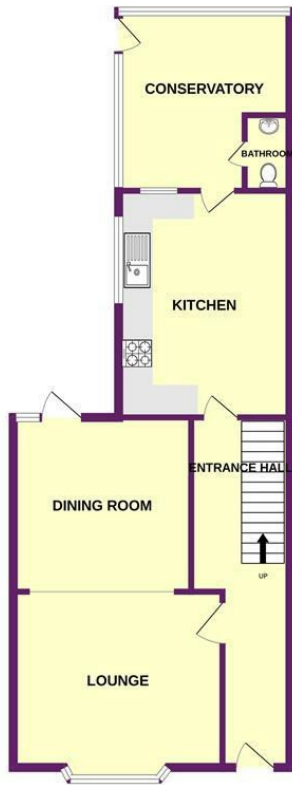
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

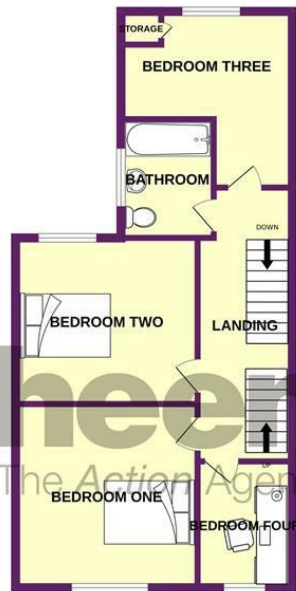
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



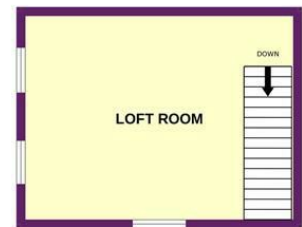
GROUND FLOOR



1ST FLOOR



2ND 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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