



Hoxton Close Clacton-On-Sea, CO16 7HN

Located in this cul-de-sac position on the sought after Wheatlands development of Clacton-on-Sea, Sheen's are pleased to offer for sale this ONE BEDROOM MINUETTE. The property benefits from its own private rear garden and two allocated parking spaces. An early internal inspection is advised. The property also has the added benefit of being offered with NO OWNWARD CHAIN, so please call to book your viewing.

- One Bedroom
- 15' x 11'8 Lounge
- 15' Kitchen Diner
- Double Glazed Windows
- Gas Central Heated (n/t)
- Rear Garden
- Two Parking Space
- Council Tax Band A
- EPC Rating C



Price £155,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to;

LOUNGE

15' X 11'4

Double glazed window to front. Stairflight to first floor. Open access to;



KITCHEN/DINER

15' x 7'2

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer circular sink unit. Inset four ring gas hob with oven under. Plumbing and space for washing machine and fridge freezer. Selection of matching beech effect units at both eye and floor level. Radiator. Storage cupboard. Wall mounted gas boiler (not tested). Double glazed window to rear. Double glazed patio doors to rear garden.



FIRST FLOOR

BEDROOM ONE

11' x 9'1

Double glazed window to rear with playing field views. Radiator. Storage cupboard. Doors to;



BATHROOM

White suite comprising; Low level W.C. Pedestal wash hand basin. Panelled bath with shower attachment. Fully tiled walls. Radiator. Double glazed window to rear.



OUTSIDE – REAR

Measuring approximately 24'. Paved patio area. Raised shrub bed. Timber storage shed. Remainder being laid to shingle. Panelled fencing.



OUTSIDE – FRONT

Hard standing front garden. Allocated parking spaces for two vehicles.

LE 1223

The accommodation comprises approximate room sizes:

Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains drainage

(Telephone & Broadband): Yes

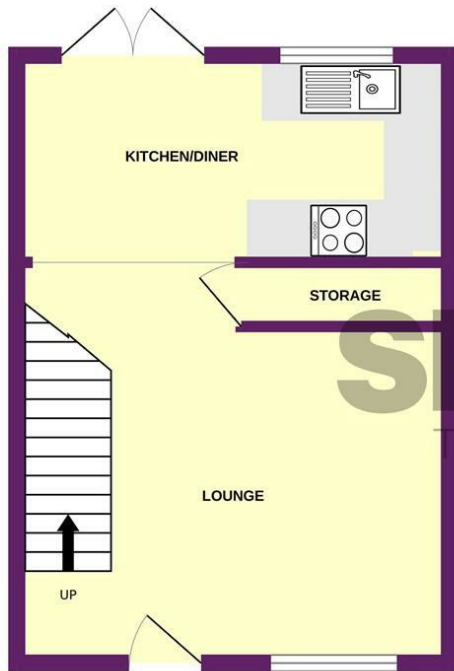
Non-Standard Property Features To Note:

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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Selling properties... not promises

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