



Falcon Way Great Clacton, CO15 4QP

****IN NEED OF REFURBISHMENT****

Located in the popular 'Birds Estate' of Great Clacton, Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI DETACHED HOUSE. The house benefits from being offered with NO ONWARD CHAIN as well as having off street parking. The house is positioned approximately 0.9 miles from Clacton-on-Sea's town centre, mainline railway station and regenerated seafront. An internal inspection is advised to appreciate the accommodation on offer.

- Three Bedrooms
- Lounge 16'11 x 11'11
- Kitchen 11'10 x 9'11
- Downstairs W.C
- Gas Central Heating (n/t)
- Garage
- Off Street Parking
- No Onward Chain
- Council Tax Band C
- EPC Rating D



Price £230,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

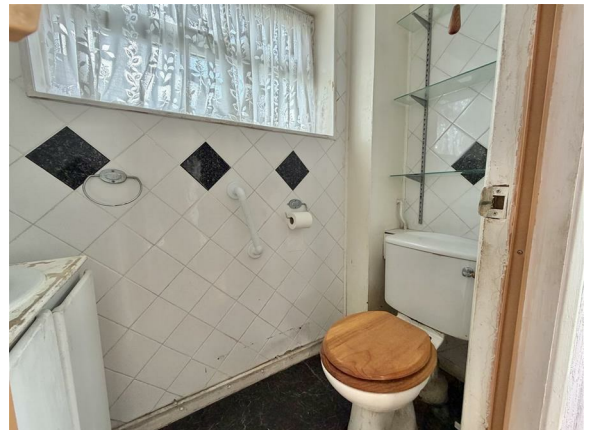
Single glazed entrance door to:

ENTRANCE HALL

Stair flight to first floor. Understairs storage cupboard. Radiator. Sliding door to:

DOWNSTAIRS W.C.

Low level W.C. Wash hand sink basin with cupboards below. Fully tiled walls. Double glazed window to front.



LOUNGE

16'11 x 11'11

Built in fireplace. Radiator. Door to garden. Single glazed windows to rear.



KITCHEN

11'10 max x 9'11

Kitchen suite comprising marble effect rolled edge work surfaces with grey wall mounted cabinets and a range of cupboards and drawers below. Built in storage cupboard. Inset induction hob. Inset single drainer sink unit. Inset oven (All appliances not tested). Space and plumbing for washing machine. Radiator. Tiled splashbacks. Single glazed window to front.



FIRST FLOOR LANDING

Loft access. Double glazed window to side. Door to:

BEDROOM ONE

12'5 x 10'

Radiator. Double glazed window to front.



BEDROOM TWO

12'1 x 9'2

Radiator. Double glazed window to rear.



BEDROOM THREE

8'9 x 7'4

Radiator. Double glazed window to rear.



BATHROOM

7'5 x 6'4

Three piece suite comprising low level W.C. Pedestal wash hand sink basin. Panelled bath with electric shower above (not tested). Cupboard housing boiler (not tested). Radiator. Fully tiled walls. Double glazed window to front.



GARAGE

OUTSIDE REAR

Partly paved patio area with the remainder being artificial grass. Enclosed by panelled fencing. Built up wooden storage shed. Access to front.



OUTSIDE FRONT

Paved patio pathway providing off street parking for multiple vehicles.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

JB 10/26

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

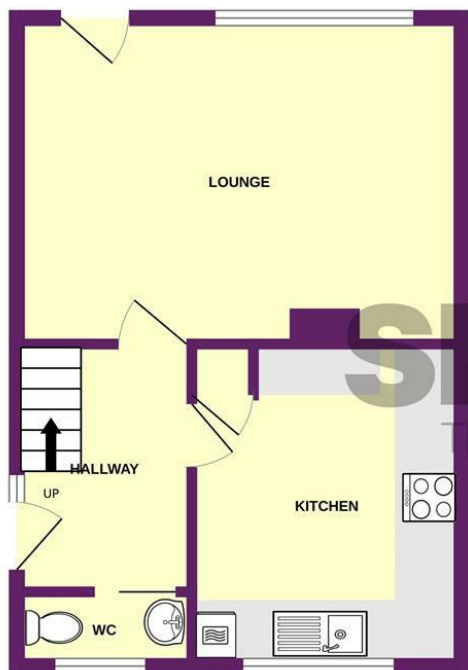
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

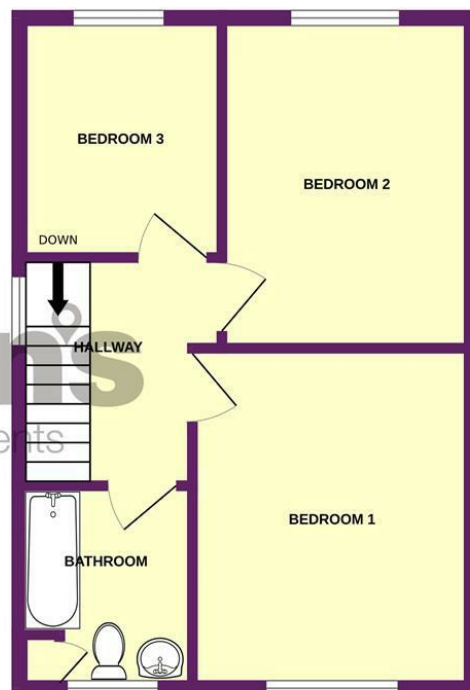
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
384 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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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Selling properties... not promises

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The Action Agents