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Sheen's
The *Action* Agents



Hampstead Avenue
Clacton-On-Sea, CO16 7HE

Located in the popular 'Wheatlands' development, Sheens Estate Agents are pleased to offer for sale this ONE BEDROOM END TERRACED MINUETTE. The property benefits from having off street parking. The property is situated approximately 0.6 miles from Clacton's Brook Retail and Country Park. The property is positioned 0.75 miles from Clacton-on-Sea's town centre, mainline railway station and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Bedroom 11'8 x 9'2
- Lounge 14'11 x 11'9
- Kitchen/Diner 14'11 x 9'4
- Three Piece Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- Rear Garden
- Off Street Parking
- Council Tax Band A
- EPC Rating C







Price £180,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

LOUNGE

14'11 x 11'9

Stair flight to first floor. Radiator. Double glazed window to front.
Opening to:





KITCHEN/DINER

14'11 x 9'4

Fitted kitchen suite comprising: Marble effect rolled edge work surfaces with white wall mounted cabinets with cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Cupboard housing gas combination boiler. inset oven. Inset cooker with extractor hood above (all appliances not tested). Tiled splash backs. Space for Fridge freezer. Space for washing machine. Fully tiled floor. Radiator. Double glazed window to rear. Double glazed double doors to garden.









BEDROOM

11'8 x 9'2

Built in storage cupboard. Radiator. Double glazed window to rear. Velux window. Door to:





BATHROOM

7'0 x 5'5

Three piece suite comprising: Low level W.C. Pedestal wash hand sink basin. White panel bath. Radiator. Fully tiled walls. Double glazed window to rear.



OUTSIDE REAR

Majority paved patio area. Side access leading to front. Enclosed by panel fencing.





OUTSIDE FRONT

Paved patio pathway leading to entrance door.





PARKING SPACES

Off street parking for two vehicles.



Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; A Payable 2026/2027 £1483.98 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (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: No

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

JB 07/26

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

Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

GROUND FLOOR
315 sq.ft. (29.2 sq.m.) approx.

1ST FLOOR
177 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 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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