



Dedham Avenue Clacton-On-Sea, CO16 8AN

Having been extensively extended, this spacious family home is the perfect opportunity for those looking for good sized accommodation and to make renovations and improvements to their own needs. The property is located in the Essex coastal town of Clacton-on-Sea and has local shopping amenities at Bockings Elm within quarter of a mile, with Clacton's town centre, sea front and mainline railway station with its direct links to London Liverpool Street all within one and a half miles. Offering spacious living and an huge amount of potential, an early viewing is advised to appreciate the accommodation on offer. (Please note internal photographs are to follow shortly whilst the property is cleared).

- Four Bedrooms
- 20'11 Lounge
- 9'1 Dining Area & 8'2 Study
- Utility Area & G/Floor W.C.
- F/Floor Bath & Shower Rooms
- Double Glazed Windows
- Garage & Off Street Parking
- Renovations Required
- No Onward Chain
- EPC Rating TBC & Council Tax B



Price £250,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to:

ENTRANCE PORCH

6'9 x 6'2

Built in cupboard. Double doors to:

ENTRANCE HALLWAY

Stair flight to first floor. Open access to Lounge. Door to Kitchen.

LOUNGE

20'11 x 9'7

Open access to Study.

STUDY

8'2 x 6'5

DINING AREA

9'1 x 8'2

Open access to Kitchen & Utility Areas.

UTILITY AREA

9' x 6'6 max

French style doors to rear garden. Door to W.C.

GROUND FLOOR W.C.

KITCHEN

12'7 x 7'11

Please note there has been a leak from the kitchen sink so Kitchen will be in need of complete renovations.

FIRST FLOOR LANDING

Stair flight to second floor. Built in airing cupboard. Additional built in cupboard. Doors to:

BEDROOM ONE

12'3 x 9'4 to wardrobes

Fitted wardrobes.

BEDROOM TWO

9'8 x 9'3

BEDROOM THREE

10'1 x 5'3

BATHROOM

8'2 x 5'5

SHOWER ROOM

6' x 5'3

SECOND FLOOR

Stair flight access directly to Bedroom 4.

BEDROOM FOUR

22'3 x 8'4 max

Loft Conversation Bedroom with sloping ceilings. Two sky light windows. Built in eaves and storage cupboards.

OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles. Garage with double wooden doors.

OUTSIDE - REAR

Garden is laid to lawn with mature shrubs. In need of cultivation.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

JE 1025

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.

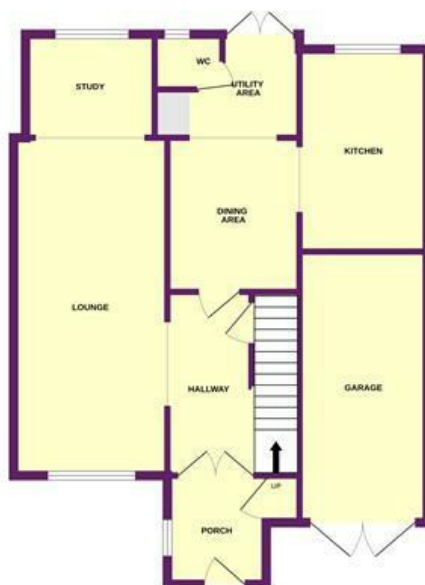
Particular Disclaimer

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

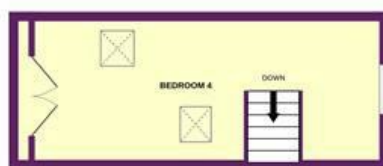
GROUND FLOOR



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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