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Sheen's
The *Action* Agents



St. Osyth Road
Clacton-on-Sea, CO15 3BT

Situated in an established non estate position on the fringe of Clacton's town centre, Sheen's are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED HOUSE. The property benefits from a modern kitchen and bathroom and would be a perfect FIRST TIME PURCHASE or BUY TO LET INVESTMENT. A viewing is highly advised to appreciate the accommodation this property has to offer.

- Two Bedrooms
- 21' Lounge Diner
- 10' Modern Fitted Kitchen
- Modern Bathroom Suite
- Double Glazed Windows
- Gas Central Heated (n/t)
- Side Garden
- Council Tax Band A
- EPC Rating D







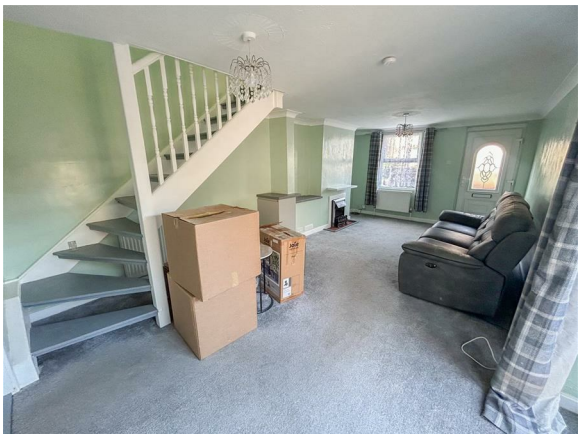
Price £195,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

LOUNGE DINER





21' x 11'4

Double glazed window to front. Double glazed sliding door to garden. Stairflight to first floor. Two radiators. Feature fireplace. Doors to;

KITCHEN



10' x 5'5

Modern kitchen comprising; Laminated rolled edge work surfaces with inset four ring electric hob and oven under. Space for washing machine, Wall mounted gas boiler. Selection of matching grey modern high gloss units at both eye and floor level. Double glazed window to side, Double glazed door leading to garden.

BATHROOM

Modern bathroom suite comprising; Low level W.C. Panelled bah with shower attachment, Vanity hand wash basin with cupboards under. Tiled flooring. Heated towel rail. Double glazed window to rear.

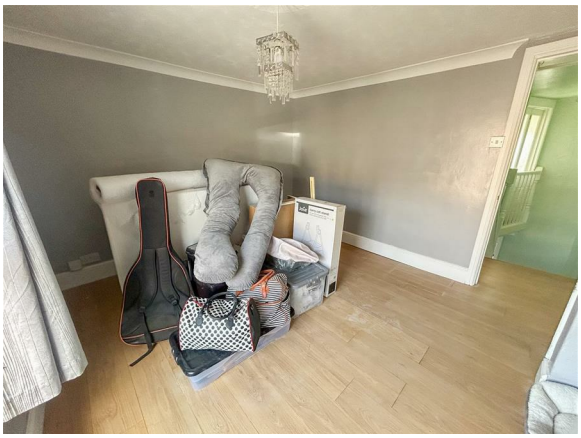




BEDROOM ONE

11'1 x 10'

Double glazed window to front. Radiator.



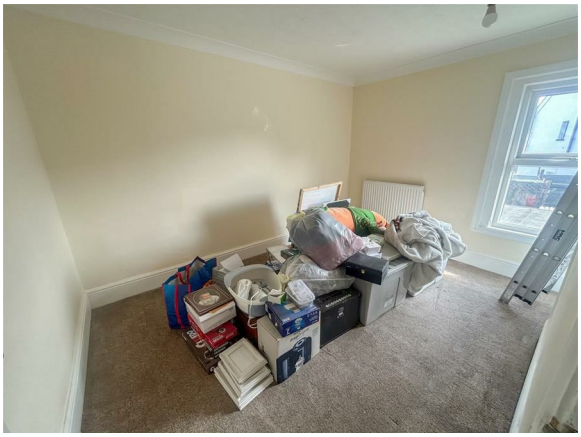


BEDROOM TWO

10'7 x 7'7

Double glazed window to rear. Radiator.





OUTSIDE

Low maintenance side garden being enclosed by panelled fencing. Raised flower beds. Gate giving pedestrian access to front.



OUTSIDE - FRONT

Hard standing area.





RS 07/26

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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.

Material Information (Freehold Property)

Tenure: Freehold
Council Tax Band: A
Any Additional Property Charges: None

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone & Broadband): TBC
Non-Standard Property Features To Note: None

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR

1ST FLOOR



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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 Property Ombudsman SALES
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