



Merstham Drive Clacton-On-Sea, CO16 8FW

Situated on the popular 'Cann Hall' development, Sheen's are pleased to offer for sale this TWO BEDROOM END-TERRACED HOUSE. Perfectly located for local schools for a family, plenty of parking, the added benefit of a garage and a approx. 55' rear garden. The property is located within half a mile of local shopping facilities at Bockings Elm with Clacton on Sea's town centre, sea front and mainline railway station within three quarters of a mile. A viewing is highly recommended.

- Two Bedrooms
- 15'9 x 12'7 Lounge
- 12'6 Fitted Kitchen
- 9'10 Conservatory
- Double Glazed Windows
- Gas Central Heating (n/t)
- Modern Bathroom Suite
- Garage & Off Street Parking for Numerous Vehicles
- Council Tax Band B
- EPC Rating C



Price £200,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Modern glazed composite door to:

ENTRANCE PORCH

UPVC double glazed door to:

LOUNGE

15'9 x 12'7

Double glazed windows to front and side. Designer radiator. Spiral staircase to first floor. Open access to Kitchen.



KITCHEN

12'6 x 7'4

Comprises laminated rolled edge work surfaces. Inset single drainer sink unit. Space an plumbing for washing machine, Fridge/Freezer and cooker. Selection of matching white fronted cupboards and drawers at both eye and floor level. Wall mounted gas boiler (Not tested - Fitted circa 2019). Storage cupboard. Double glazed window to rear. Double glazed door leading to conservatory.



CONSERVATORY

9'10 x 7'8

Double glazed windows to side and rear. Double glazed door leading to garden.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12'7 x 8'3

Double glazed window to front. Radiator.



BEDROOM TWO

12'7 x 7'5

Double glazed window to rear. Radiator. Loft Access.



BATHROOM

Modern white bathroom suite. Comprises vanity wash hand basin with cupboards under. Low level W.C. Panel bath with wall mounted electric shower (not tested). Heated towel rail. Part tiled walls. Double glazed window to side.



OUTSIDE - REAR

Approx 55'. Mainly laid to lawn. Enclosed by panel fencing. Backing onto open fields. Door giving access to garage. Side pedestrian access to front via side gate.



GARAGE

Could have any number of uses such as an office, gym or work space. Substantial garage with up and over door. Double glazed windows to side and rear. Double glazed courtesy door leading to garden.

OUTSIDE - FRONT

Hard standing front providing off street parking for numerous vehicles leading to garage.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

LE 0323

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; £50 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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
 ☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents