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Sheen's
The *Action* Agents



Beaconsfield Road
East Clacton, CO15 6BU

Located in the popular East Clacton area is this THREE BEDROOM MID-TERRACED TOWN HOUSE. The property is conveniently positioned within quarter of a mile of Clacton's town centre, sea front and mainline railway station with its direct links to London Liverpool Street. Offering spacious accommodation over three floors, this house offers versatile living space with room to extend into the integral garage (subject to planning).

- Three Bedrooms
- 14'2 x 10'4 Lounge
- 18'5 Kitchen/Diner
- 14' x 10' Reception/Utility Room
- Second Floor Bathroom
- First Floor W.C.
- Gas Central Heating (n/t)
- Off Road Parking & Storage Garage
- West facing Rear Garden
- EPC Rating C & Council Tax C







Price £245,000 Freehold

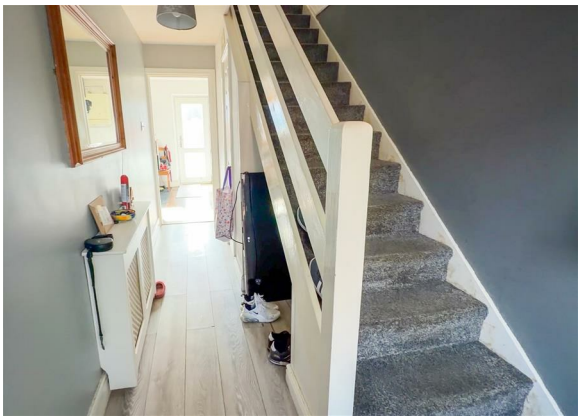
Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed wooden entrance door too:

ENTRANCE HALLWAY

Stair flight to first floor. Radiator. Wood effect flooring. Single glazed window to front. Doors to:



STORAGE CUPBOARD/FORMER SHOWER ROOM

This room was previously a shower room with shower unit still in place - without being connected. Currently being used as storage cupboard.

RECEPTION ROOM/UTILITY ROOM

14'2 x 10'

Part wood effect flooring. Laminate rolled edge work surfaces with cupboards and drawers below. Inset single drainer stainless steel sink unit. Space and plumbing for washing machine and tumble dryer. Fridge space. Wall mounted gas boiler (not tested). Personal door to Integral storage garage.





INTEGRAL STORAGE GARAGE

17'10 x 7'10

The garage has been insulated to the front so front access door not in use. (Please note neighbouring properties have converted this to another Bedroom - Subject to building regs/planning)

FIRST FLOOR LANDING

Radiator. Stair flight to second floor. Double glazed window to front. Doors to:



OPEN PLAN LIVING SPACE



LOUNGE

14'2 x 10'4

Exposed wooden floor boards. Radiator. Two double glazed windows to side.





KITCHEN/DINER

18'5 x 7'11

Fitted with a range of laminate fronted units. Comprising laminated rolled edge work surfaces with cupboards and drawers below. Wall mounted units. Inset double bowl corner sink unit with drainer and mixer tap. Low level four ring ceramic electric hob. High level electric oven. Tall fridge/freezer space. Part exposed wood floor boards. Part tile effect flooring. Tiled splash backs. Double glazed window to front.





FIRST FLOOR W.C.

Fitted with a white suite. Comprises low level W.C. Corner wash hand basin. Tiled splash backs. Chrome effect heated towel rail. Double glazed window to front.



SECOND FLOOR LANDING

Built in airing cupboard. Loft access. Doors to:



BEDROOM ONE

13'4 x 7'11

Radiator. Double glazed window to rear.



BEDROOM TWO

14'0 max x 7'11

Radiator. Double glazed window to front.



BEDROOM THREE

10'2 x 5'11

Radiator. Wood panel flooring. Double glazed window to rear.



BATHROOM

6'1 x 5'10

Fitted with a three piece white suite. Panel bath with mixer tap. Shower unit over (not tested). Pedestal wash hand basin. Low level W.C. Wood effect flooring. Radiator. Double glazed window to front.



OUTSIDE - FRONT

Hard standing area providing off street parking. Former access door to Storage Garage (Door not in use).



OUTSIDE - REAR

West facing rear garden. Laid to lawn. Enclosed by panel fencing. Brick wall to rear with gate to rear giving access.





CLACTON SEA FRONT

Clacton sea front is located within quarter of a mile.



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: 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

JE 1026

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.

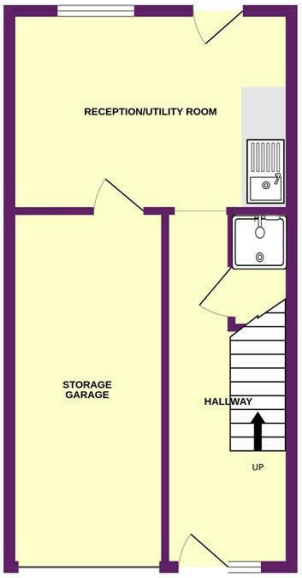
Particular Disclaimer

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.

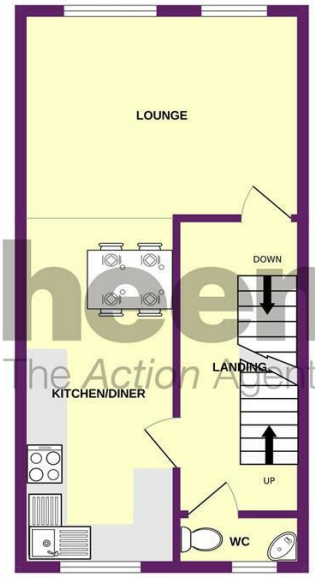
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

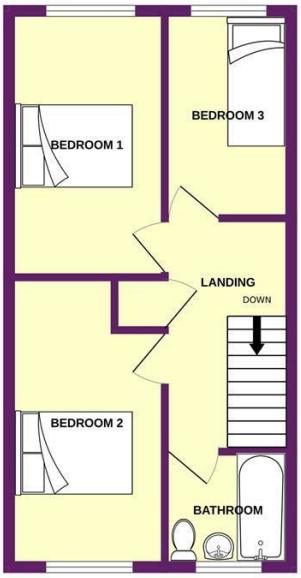
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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