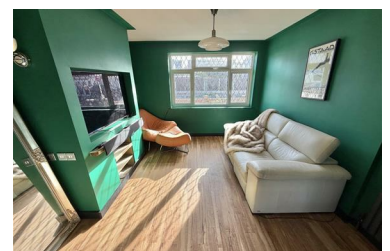




Astley Road Clacton-on-Sea, CO15 3EJ

Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI DETACHED HOUSE. The house poses as the perfect opportunity for buy-to-let investors as well as first-time buyers. The house benefits from being offered with NO ONWARD CHAIN and having off street parking. The house is located within 0.75 miles of Clacton-on-Sea's town centre, mainline railway station and regenerated seafront. An internal inspection is advised to appreciate the accommodation on offer.

- Three Bedrooms
- Lounge 11'11 x 10'10
- Kitchen/Diner 14'10 max x 13'10 max
- Downstairs W.C
- Gas Central Heating (n/t)
- Garage
- Off Street Parking
- No Onward Chain
- Council Tax Band C
- EPC Rating D



Offers In Excess Of £230,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to:

ENTRANCE HALL

Stair flight to first floor. Under stair storage cupboard. Radiator. Single glazed door to:



KITCHEN DINER

14'10 max x 13'8 max

Radiator. Single glazed double doors to lounge. Double glazed tri-folding doors to garden. Cupboard housing gas boiler (not tested).

Fitted kitchen suite comprising: White granite effect square edge work surfaces with burgundy wall mounted cabinets with a range of cupboards and drawers below. Inset one and half bowl drainer stainless steel sink unit with mixer tap. Inset induction hob with extractor hood above. Inset Oven. Inset fridge freezer. (All appliances not tested). Space and plumbing for washing machine. Double glazed window to side and rear. Door to:



DOWNSTAIRS W.C.

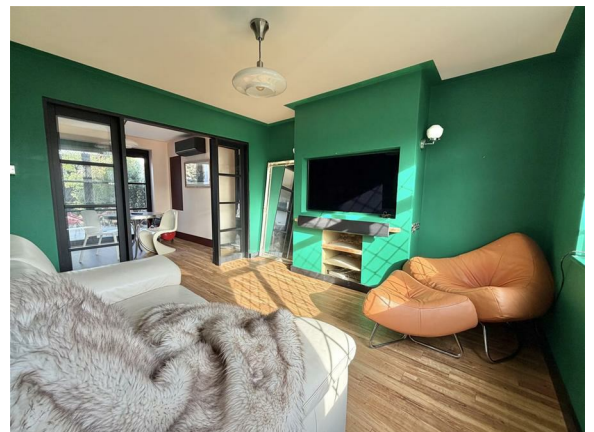
Low level W.C. Wash hand sink basin. Partly tiled walls. Single glazed window to side.



LOUNGE

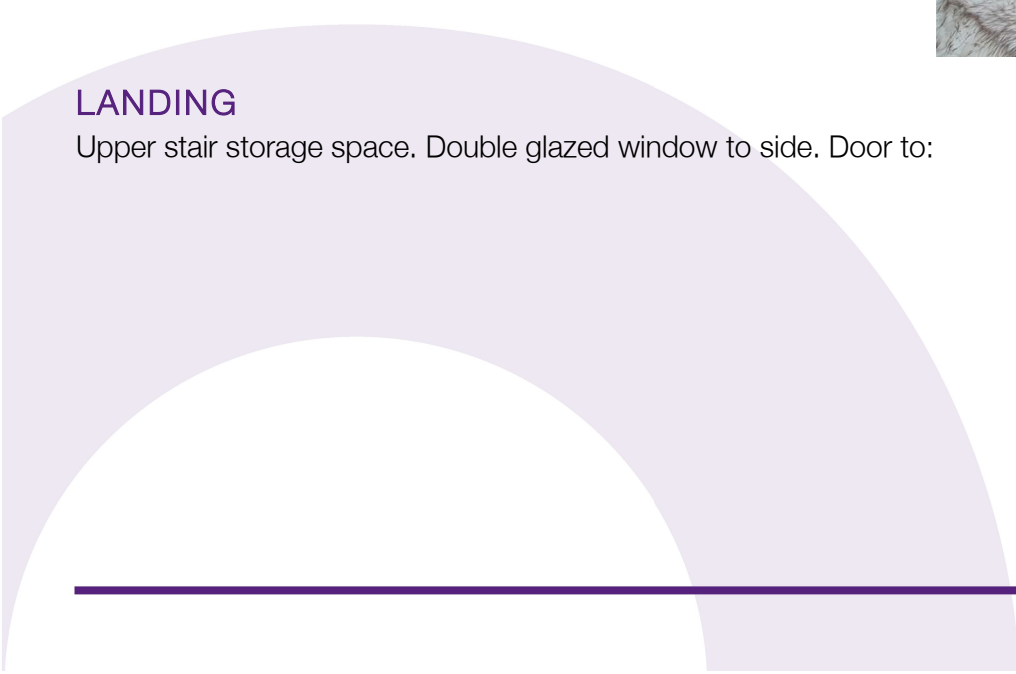
11'11 x 10'10 max

Radiator. Double glazed window to front.



LANDING

Upper stair storage space. Double glazed window to side. Door to:



BEDROOM ONE

12'8 x 9'9 max

Radiator. Double glazed window to front.



BEDROOM TWO

9'11 x 9'5

Radiator. Double glazed window to rear.



BEDROOM THREE

6'0 x 5'11

Radiator. Double glazed window to front.



WET ROOM

6'4 x 5'8

Low level W.C. Wash hand sink basin. Wall mounted electric shower (not tested). Radiator. Loft access. Fully tiled walls. Double glazed window to rear.



GARAGE

OUTSIDE REAR

Part decking area with remainder being laid to lawn. Enclosed by panel fencing. Access to Garage.



OUTSIDE FRONT

Paved patio providing off street parking with remainder being laid to lawn. Enclosed by part brick and part wooden fencing.



AGENTS NOTE

The vendor has advised us there is a WiFi connected AC unit for the ground floor of the property (not tested).

The vendor has also advised us the loft is fully boarded.

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

JB 10/26

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

Astley Road, Clacton-on-Sea, CO15 3EJ

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
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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Selling properties... not promises

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Sheen's
The Action Agents