



## Coppins Road Clacton-On-Sea, CO15 3JG

Offered with No Onward Chain in the Essex Coastal town of Clacton-on-Sea is this THREE BEDROOM SEMI-DETACHED HOUSE which is in need of modernisation. The property is conveniently situated on just over half of a mile away from the mainline railway station with its direct links to London Liverpool Street with Clacton's town centre and sea front being just under one mile away. An early viewing is advised to appreciate the accommodation and potential on offer.

- Three Bedrooms
- 14'11 x 11'0 Lounge
- 11'11 x 10'1 Dining Room
- Ground Floor W.C.
- Fully Double Glazed
- Three Piece White Suite Bathroom
- Approx 40' Rear Garden
- Modernisation Required
- No Onward Chain
- EPC Rating F & Council Tax B



Price £205,000 Freehold

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

### ENTRANCE PORCH

Slim double glazed windows to front. Further UPVC double glazed entrance door to:

### ENTRANCE HALLWAY

Stair flight leading to first floor. Wall mounted electric heater (not tested). Doors to:



### LOUNGE

14'11 narrowing to 11'11 x 11' narrowing to 7'11

Gas fire (not tested). Double glazed window to front.



## KITCHEN

11'10 narrowing to 9'9 x 6'6 max

Fitted with a range of kitchen units. Comprises marble effect laminated rolled work surfaces with cupboards and drawers below. Range of matching wall mounted units. Tiled splash backs. Inset double drainer stainless steel sink unit with mixer tap with cupboards below. Space for cooker. Space for fridge/freezer. Double glazed window to rear. Double glazed windows to side. Under stairs storage cupboard. Single glazed wooden door to Conservatory. Door to Dining Room.



## DINING ROOM

11'11' narrowing to 9'2 x 10'1 max

Tiled fireplace with inset gas fire (not tested). Double glazed window to rear looking onto conservatory.



## CONSERVATORY

11'10 x 6'5

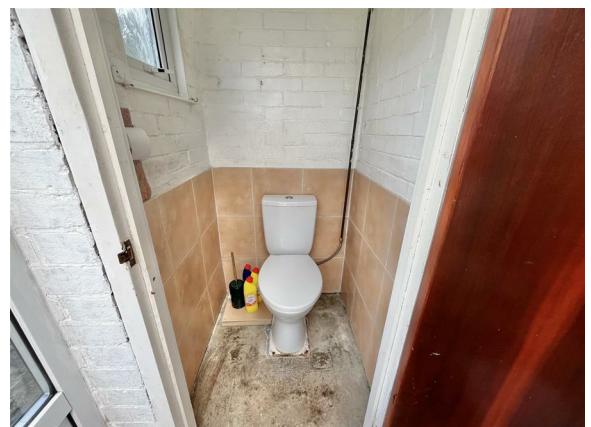
Fully double glazed windows to rear and sides. Poly-carbonate roof. Storage cupboard. Double glazed door to rear garden. Door to W.C.



## GROUND FLOOR W/C

3'3 x 3'

Low level W.C. Part tiled walls. Double glazed window to rear.



## FIRST FLOOR LANDING

Double glazed window to side. Doors to:



## BEDROOM ONE

11'1 narrowing to 8'9 x 10'6 max

Double glazed window to front.



## BEDROOM TWO

11'11 narrowing to 10'8 x 8'8 max

Built in wardrobes incorporating airing cupboard with hot water cylinder (not tested). Double glazed window to rear.



### BEDROOM THREE

8'5 x 6'2

Wall mounted electric heater (not tested). Double glazed window to front.



### BATHROOM

7' x 6'1

Fitted with a three piece white suite. Comprises pedestal hand wash basin. Low level W.C. Panel bath. Part tiled walls. Wooden flooring. Double glazed window to rear.



### OUTSIDE FRONT

Front garden is mainly laid to lawn with walkway to front door. Gate gives side pedestrian access to rear garden.



## OUTSIDE REAR

Approx 40' rear garden. Paved patio pathway leading to the back of the garden. Remainder being laid to lawn. Enclosed by panel fencing.



## 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:

Services Connected: (Gas): (Electricity): (Water): (Sewerage Type): (Telephone & Broadband):

Non-Standard Property Features To Note:

## JB 0825

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://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

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DRAFT DETAILS - NOT YET APPROVED BY VENDOR

## GROUND & FIRST FLOORS



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 fixtures 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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