



Avondale House, Avondale Road East Clacton, CO15 6ES

Sheens Estate Agents are pleased to offer for sale this **FREEHOLD TWO BEDROOM GROUND FLOOR MAISONETTE** located in the sought after East Clacton area. Clacton-on-Sea's mainline railway station and regenerated beaches and sea front are situated within a third of a mile away. Benefitting an allocated front garden area an early viewing is advised.

- Two Bedrooms
- 14'9 x 9'4 Lounge
- 11'10 x 6'7 Kitchen
- Three Piece Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- Private Allocated Garden
- Freehold
- Council Tax Band A
- EPC Rating C



Price £160,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door leading to;

ENTRANCE HALL

Two storage cupboards. Radiator. Door to;

LOUNGE

14'9 x 9'4

Radiator. Double glazed windows to front.



KITCHEN

11'10 x 6'7

Fitted kitchen suite comprising; Laminated rolled edge work surface with inset single drainer stainless steel sink unit with stainless steel mixer tap. Space for a gas cooker with extractor hood above (not tested). Space for fridge freezer. Wall mounted gas combination boiler (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Space and plumbing for washing machine. Two storage cupboards. Radiator. Double glazed window to side.



BEDROOM ONE

15'7 x 10'5

Storage cupboard. Radiator. UPVC double glazed door leading to outside rear.



BEDROOM TWO

10'6 x 8'2

Radiator. Double glazed window to front.



BATHROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Panelled bath with wall mounted electric shower and shower attachment above (not tested). Heated towel rail. Double glazed window to side.



OUTSIDE

Enclosed garden area. Patio paved path leading to front entrance.



BA 0525

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.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: FREEHOLD MAISONETTE

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



FIRST 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

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