



## Bluehouse Avenue Clacton-on-Sea, CO16 7BA

Sheens Estate Agents are pleased to offer for sale this FOUR BEDROOM EXTENDED DETACHED HOUSE located on the 'Grange Park' Development. The property occupies a LARGE CORNER PLOT and benefits from a GARAGE and OFF ROAD PARKING. The accommodation is located within one hundred & sixty yards of a local parade of shops and approximately one and three quarter miles of Clacton-on-Sea's town centre, mainline railway station and sea front. An internal inspection is highly advised to appreciate the accommodation on offer.

- Four Bedrooms
- 20'5 x 13'7 Lounge
- 16'11 x 11'10 Kitchen
- 20'11 x 8'3 Dining Room
- Ground Floor W.C.
- Four Piece Bathroom Suite
- Gas Central Heating (n/t)
- Corner Plot Position
- Garage & Off Street Parking
- EPC Rating C & Council Tax D



**Price £325,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door leading to:

### ENTRANCE HALLWAY

Built in storage cupboard. Radiator. Door to:

### LOUNGE

20'5 x 13'7

Radiator. Double glazed windows to front and side.



## DINING ROOM

20'11 x 8'3

Stair flight to first floor. Under stairs storage cupboard. Radiator. Double glazed windows to rear. UPVC Double glazed door leading to Rear Garden. Open access to Kitchen.



## KITCHEN

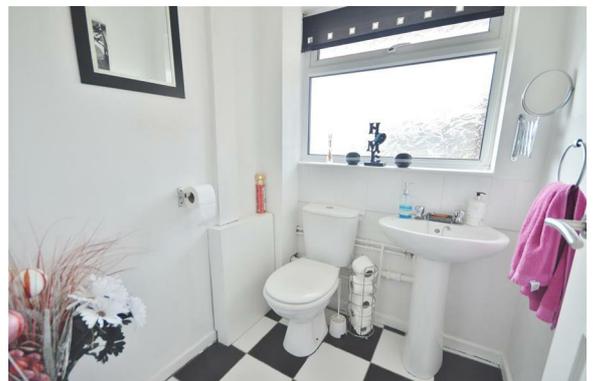
16'11 x 11'10

Large fitted kitchen suite. Comprises laminated rolled edge work surfaces. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Space for gas cooker with extractor hood above (not tested). Space and plumbing for washing machine and dishwasher. Space for fridge and freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splashbacks. Cupboard housing wall mounted gas boiler (not tested). Double glazed window to rear. UPV double glazed side door leading to outside side.



## GROUND FLOOR W.C.

Two piece white suite. Comprises low level W.C. Pedestal wash hand basin. Part tiled walls. Double glazed window to front.



## FIRST FLOOR LANDING

Loft access. Doors to:

### BEDROOM ONE

11'7 x 9'10

Radiator. Double glazed window to front.



### BEDROOM TWO

10'3 x 9'11

Radiator. Double glazed window to rear.



### BEDROOM THREE

10'4 x 10'

Radiator. Double glazed window to front.



## BEDROOM FOUR

10'7 x 7'5

Radiator. Double glazed window to rear.



## BATHROOM

Fitted with a white four piece suite. Comprises low level W.C. Vanity wash hand basin with mixer taps and cupboards below. Panel bath with mixer tap. Walk in shower cubicle with wall mounted stainless steel shower fittings. Fully tiled walls. Heated towel rail. Double glazed window to side.



**OUTSIDE - FRONT**

Positioned on a corner plot which provides hardstanding areas providing off street parking for multiple vehicles. Access to garage with up and over door. Side pedestrian access leading to outside rear garden.



## OUTSIDE - REAR

Raised decked patio area. Remainder laid to lawn. Enclosed by panel fencing. Side pedestrian access to front.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council  
Council Tax Band D Payable 2026/2027 £2225.97 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

## BA 0326

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](http://www.sheens.co.uk).

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### Particular Disclaimer

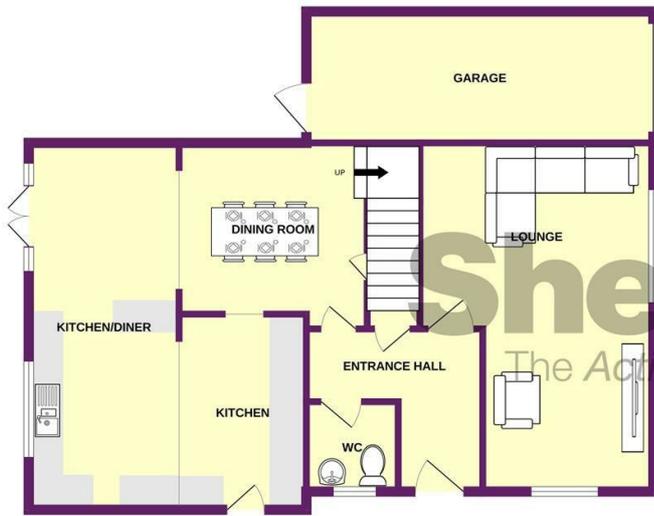
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Draft Details

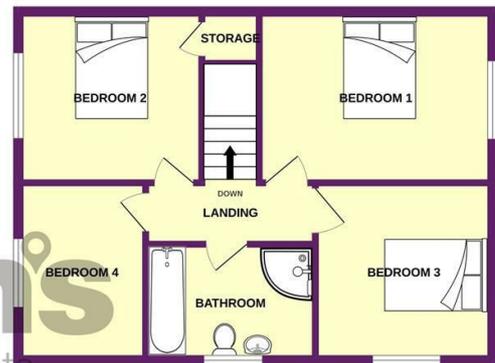
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



1ST FLOOR



23, BLUEHOUSE AVENUE, CLACTON-ON-SEA, ESSEX, CO16 7BA

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

