



## Kingwell Avenue Clacton-on-Sea, CO15 3PD

Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM END TERRACED HOUSE. The property poses the perfect opportunity for first time buyers and buy-to-let investors. The property is located 700 metres from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. The property is 0.75 miles from Clacton-on-Sea's regenerated beaches and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 12'4 x 11'10 Lounge
- 14'10 x 9' Kitchen
- 7'10 x 6'1 Shower Room
- Fully Double Glazed
- Loft Conversion
- Gas Central Heating (n/t)
- Approx 55' Garden
- Council Tax Band B
- EPC Rating D

**Price £210,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed door to:

### ENTRANCE HALL

Radiator. Stairflight to first floor. Door to:

### DINING ROOM

12'4 max x 10'4

Cupboard housing water tank. Radiator. Opening to:



## LOUNGE

12'4 max x 11'10

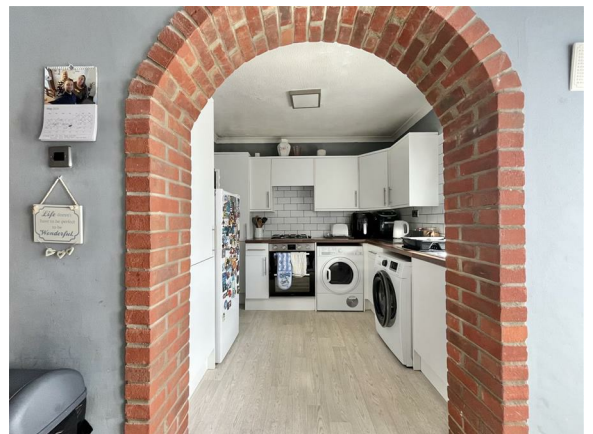
Feature fireplace. Radiator. Double glazed bay window to front.



## KITCHEN

14'10 x 9'

Fitted kitchen suite comprising Wood effect square edge work surfaces with White wall mounted cabinets with cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Inset gas hob with extractor hood above. Inset oven. Cupboard housing boiler. (All appliances not tested). Space for washing machine. Space for dryer. Space for fridge freezer. Under stairs storage area. Tiled splashbacks. Double glazed window to rear. Double glazed double doors to garden.



## FIRST FLOOR LANDING

Double glazed window to side. Radiator. Door to:

## SHOWER ROOM

7'10 x 6'1

Three piece suite comprising low level W.C. Pedestal wash hand sink basin. Double step in shower cubicle with shower attachment above (not tested). Heated towel rail. Partly tiled walls. Double glazed window to rear.



## BEDROOM ONE

12'5 x 10'5 max

Radiator. Double glazed window to front.



## BEDROOM TWO

10'5 x 10'1 max

Storage area. Radiator. Double glazed window to rear.



## STAIRWAY TO ATIC BEDROOM

Built in under stairs storage cupboard. Radiator. Double glazed window to front. Stairflight to attic room.



## ATTIC ROOM

14'9 x 11'5

Two built in storage cupboards. Two Velux window. Radiator.



## OUTSIDE REAR

Decking area with paved patio pathway leading to wooden storage shed with the remainder being laid to lawn. Enclosed by panelled fencing. Side access to :



## OUTSIDE FRONT

Front garden enclosed by brick built fence.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (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:

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

## JB 05/26

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

## Particular Disclaimer

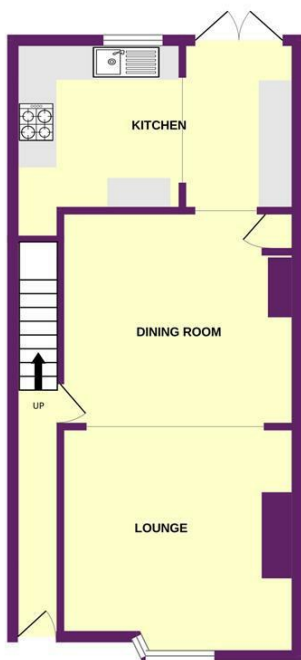
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR  
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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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The Action Agents