



Beach Road

Clacton-On-Sea, CO15 1UE

Located around two hundred metres of Clacton's recently regenerated beaches and seafront is this character FOUR BEDROOM END-TERRACED HOUSE offered with No Onward Chain. The property is situated on the fringes of Clacton's town centre with Clacton's mainline railway station within a quarter of a mile away.

- Four Bedrooms
- 26'7 x 13' Lounge/Diner
- 11'2 x 9'11 Breakfast Room
- 10'11 x 6'11 Kitchen
- Ground Floor Shower Room
- Modern White Bathroom Suite
- Approx 40' Rear Garden
- Gas Central Heating (n/t)
- Close To Amenities
- EPC Rating E

Price £225,000 Freehold



COVID-19 VIEWING ADVICE

Please inform us immediately if you, your household, or anyone you have been in contact with have been unwell, are self isolating, showing any symptoms of Covid 19, so that we may cancel and reorganise. Viewings may only be attended by a maximum of 2 Adults aged 18 or over. No Children may currently attend at this time. Attending viewers must be strictly from the same household. You will need to use your own transportation as Sheen's staff can no longer offer a lift service. Please wear a face mask or face covering (home made acceptable). Mask are advised to protect one another so our agents/vendors will also be wearing one to protect you also. Please bring your own hand sanitiser which we ask you to use before and after the viewing. Do not touch any surfaces, door handles or light switches in the property. If you would like something opened then please request this to be done by the seller/agent. Maintain at least 2 metres between yourselves and the agent/vendor. We will aim to have the viewing complete within 15-20 minutes so if there are any questions you have which could be asked after the internal viewing, please try and do so.

Accommodation Comprises

The accommodation comprises approximate room sizes:

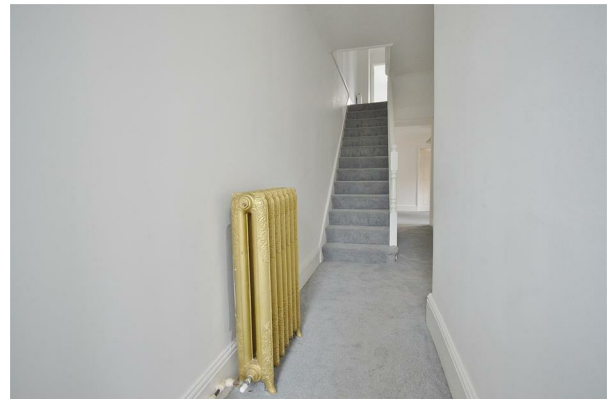
Double glazed entrance door to:

ENTRANCE PORCH

Further glazed wooden entrance door to:

ENTRANCE HALLWAY

Vintage style radiator. Stair flight to first floor. Built in under stair storage cupboard. Doors to:



LOUNGE/DINER

26'7 x 13' narrow to 11'5

Two feature ornamental fire places. Double glazed bay window to front. Vintage style radiator. Single glazed window to rear.

LOUNGE AREA VIEW



DINING AREA VIEW



BREAKFAST ROOM

11'2 x 9'11

Two double glazed windows to side. Access to:



KITCHEN

10'11 x 6'11

Fitted with a range of white grove effect panel fronted units. Wood effect work surfaces with cupboards and drawers below. Range of matching wall mounted units. Range cooker space with stainless steel extractor hood above. Plumbing for washing machine and dish washer. Butler style sink. Feature decorative style splash backs. Single glazed window to side. Door to:



LEAN TO

6'9 x 6'

Gas combination boiler serving hot water and central heating systems (not tested). Patio door to rear garden. Doorway to:



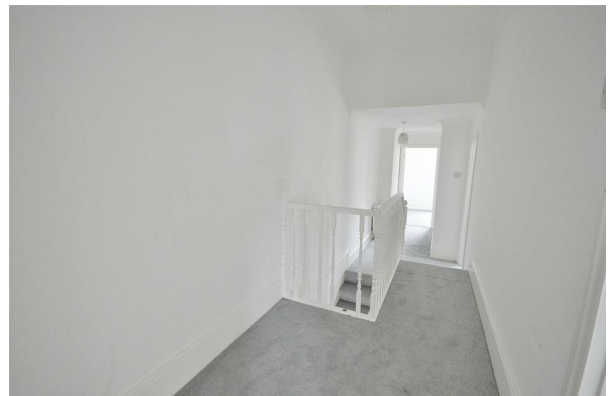
SHOWER ROOM

Independent corner shower cubicle. Vanity wash hand basin with cupboards below. Low level WC. Double glazed window to side.



FIRST FLOOR LANDING

Loft access with loft ladder. Doors to:



BEDROOM ONE

14'8 into bay x 10'9 max

Feature ornamental fire place. Radiator. Sealed unit double glazed bay window to front.



BEDROOM TWO

11'7 plus recess x 11'2

Radiator. Ornamental feature fire place. Sealed unit double glazed window to rear.



BEDROOM THREE

11'2 x 8'

Radiator. Sealed unit double glazed window to rear.



BEDROOM FOUR

8'5 x 4'11

Radiator. Sealed unit double glazed window to front.



BATHROOM

Modern white suite. Roll top bath with decorative feet and mixer tap & shower attachment. Vanity hand wash basin with cupboards below. Wood effect flooring. Radiator. Double glazed window to side. Additional single glazed window to side.



OUTSIDE - FRONT

Small front garden. Enclosed by part brick wall. Gate giving side pedestrian access to:



OUTSIDE - REAR

Approx. 40' rear garden. Mainly laid to lawn. Concrete patio area. Enclosed by panel fencing.



BRICK BUILT SHED

9'10 x 6'1

Double glazed window to garden.

CLACTON SEA FRONT

Clacton's seafront and regenerated beaches are located around 200 metres away.



Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Money Laundering

MONEY LAUNDERING REGULATIONS 2007 - 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.

JE 0121

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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR



GROUND FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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