



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

Sheen's Estate Agents are pleased to offer for sale this **TWO BEDROOM FIRST FLOOR MAISONETTE** situated in an established non estate position. The property is located approximately one mile from Clacton-on-Sea's town centre, mainline railway station and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 13'7 x 11'2 Lounge
- 9'9 x 5'5 Kitchen
- Shower Room
- Fully Double Glazed
- Gas Central Heating (n/t)
- No Onward Chain
- Council Tax Band A
- EPC Rating E

**Price £127,500 Leasehold**





## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE HALL

Radiator. Stairflight to first floor.

### FIRST FLOOR LANDING AND ACCOMMODATION

Loft Access. Radiator. Double glazed window to side. Door to;

### LOUNGE

13'7 x 11'2

Two radiators. Double glazed window to rear. Open access to;



### KITCHEN

9'9 x 5'5

Fitted kitchen suite comprising; Laminated rolled edge work surfaced with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with oven under and extractor hood above (appliances not tested). Space for fridge and freezer. Space and plumbing for washing machine. Selection of matching wall units with cupboards and drawers at both eye and floor level. Wall mounted gas combination boiler (not tested). Tiled splash backs. Two double glazed windows to rear.



### BEDROOM ONE

12'7 x 11'8

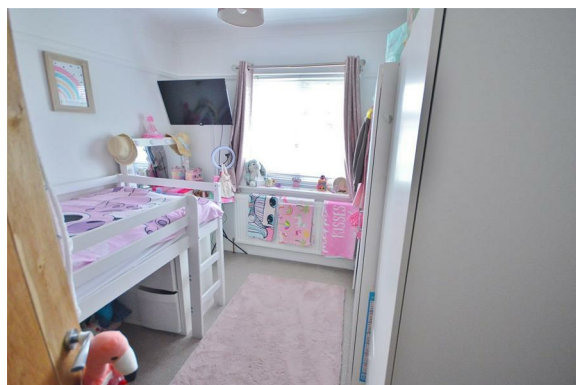
Radiator. Double glazed window to front.



### BEDROOM TWO

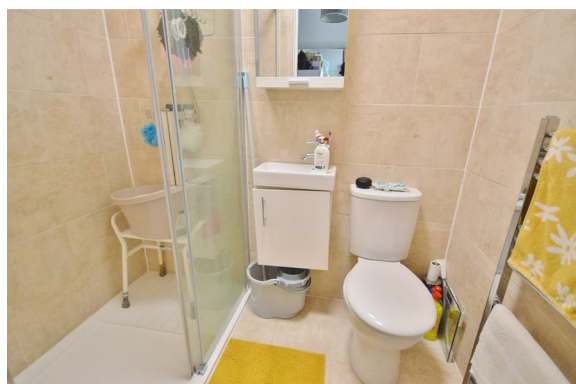
9'4 x 9'2

Radiator. Double glazed window to front.



### SHOWER ROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step-in shower cubicle with wall mounted shower head attachment above. Heated towel rail.



### OUTSIDE

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 (Leasehold Property)

Tenure: Leasehold Council Tax Band: A

Length of lease (years remaining): Remainder of 999 years Annual ground rent amount (£): Ground rent review period (year/month): Annual service charge amount (£): Between £350.00 - £550.00 Including Insurance Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains Drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: N/A

## Lease Disclaimer

It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

## 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

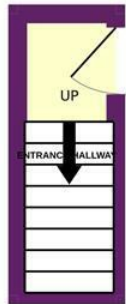
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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GROUND FLOOR

1ST 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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**Sheen's**  
The Action Agents