



## Penfold Road Clacton-on-sea, CO15 1JN

Located in the heart of Clacton's town centre is this impressive EIGHT BEDROOM SEMI-DETACHED CHARACTER TOWN HOUSE which is positioned within two hundred yards of Clacton's sea front. Clacton's mainline railway station with it's direct links to London Liverpool Street is located within half a mile.

- Eight Bedrooms
- Three Reception Rooms
- 'L' Shaped Kitchen
- Utility Room
- Three Bath & Shower Rooms
- Courtyard Style Garden
- Close to the Seafront
- Off Street Parking
- Council Tax Band D
- EPC Rating E



**Offers In Excess Of £325,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door to:

### ENTRANCE HALLWAY

Stair flight to first floor. Under stairs storage recess. Wood effect flooring. Radiator. Doors to Lobby & Lounge.



### INNER LOBBY

Further doors to:

### LOUNGE

24'4 x 10'10

Radiator. Wood effect laminated flooring. Double window to rear garden. Bar area. Open Access to Kitchen.



LOUNGE VIEW (2)



## KITCHEN

11'4 >4'10 x 11'3

'L' shaped. Fitted with a range of grey gloss laminated fronted units. Laminated work surfaces with cupboards, drawers and storage space under. Range of matching eye level cabinets. Range cooker space. Tiled splashbacks. Double glazed window to side. Double glazed window to rear. Radiator. Open access to Utility Room. Open access to Lounge.



## UTILITY ROOM

6' x 4'2

Space and plumbing for automatic washing machine and tumble dryer. Double glazed window to side. Double glazed door to rear garden.



## DINING ROOM

11'0 x 10'9

Walk in boiler cupboard with wall mounted boiler (not tested) - Double glazed window to side. Sealed unit double glazed window to side. Open Access to Kitchen. Door to Lobby.



## LOBBY

Doors to Shower Room, Sitting Room & Hallway.

## SITTING ROOM

16'1 x 15'10 into bay

Room is currently being used as an additional bedroom. Wood effect laminated flooring. Sealed unit double glazed bay window to front. Ornamental fire surround. Picture rail. Daido rail. Door to:



## SHOWER ROOM

Independent shower cubicle with wall mounted electric shower (not tested). Part tiled walls. Low level W.C.

## FIRST FLOOR LANDING

Stair flight to second floor. Doors to:



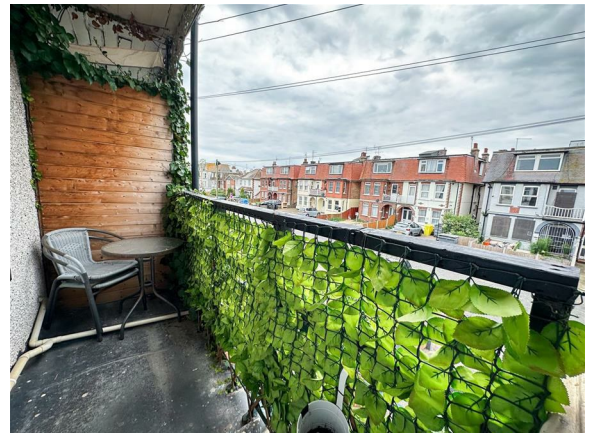
### BEDROOM ONE

14'11 into bay x 13'3 nar 9'10

Wood effect flooring. Radiator. Sealed unit double glazed window to front. Door to Balcony.



### BALCONY



### BEDROOM TWO

11'10 x 10'11

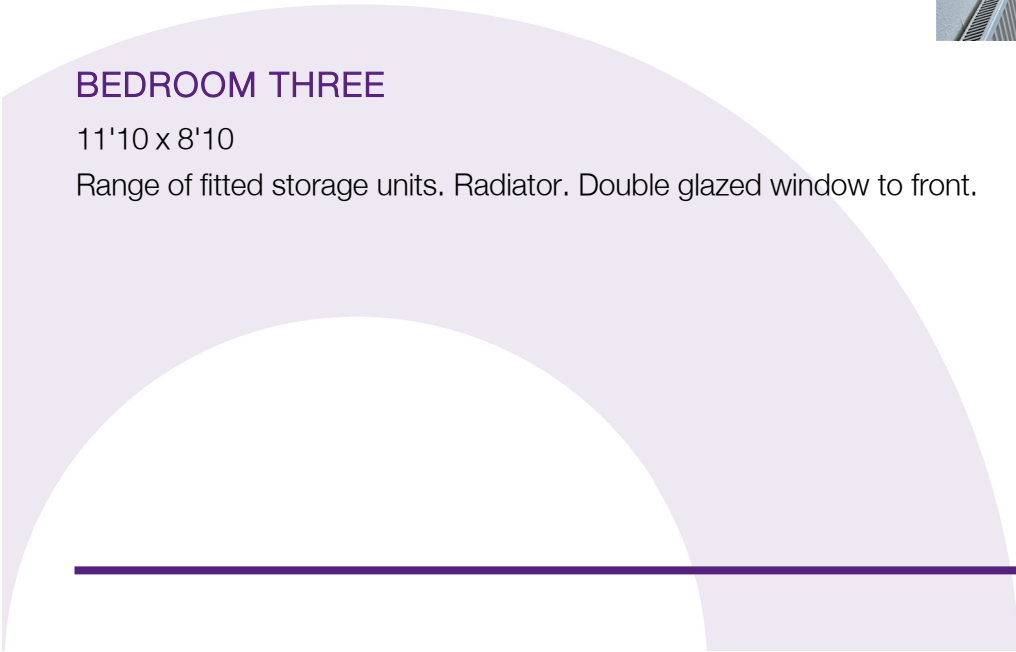
Radiator. Wash hand basin. Sealed unit double glazed window to rear.



### BEDROOM THREE

11'10 x 8'10

Range of fitted storage units. Radiator. Double glazed window to front.



## BEDROOM FOUR

11'11 max x 10'11

Radiator. Sealed unit double glazed window to rear.



## STUDY

9'8 x 6'10

Wood effect flooring. Double glazed window to rear.



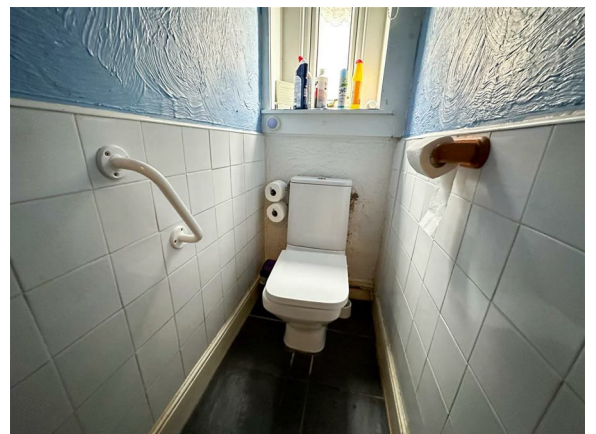
### SHOWER ROOM

Fitted with a modern white suite. Comprises double shower cubicle. Vanity wash hand basin. Fully tiled walls. Tiled flooring. Part tiled walls. Sealed unit double glazed window to side.



### CLOAKROOM

Low level W.C. Part tiled walls. Double glazed window to side.



## SECOND FLOOR LANDING

Skylight. Wood effect flooring. Doors to:



## BEDROOM FIVE

12'3 plus bay x 11'2 nar 8'9

Wood effect flooring. Sealed unit double glazed window to front.



## BEDROOM SIX

10'9 x 9'1 plus bay

Wooden effect flooring. Sealed unit double glazed window to front.



### BEDROOM SEVEN

10'9 x 9'8

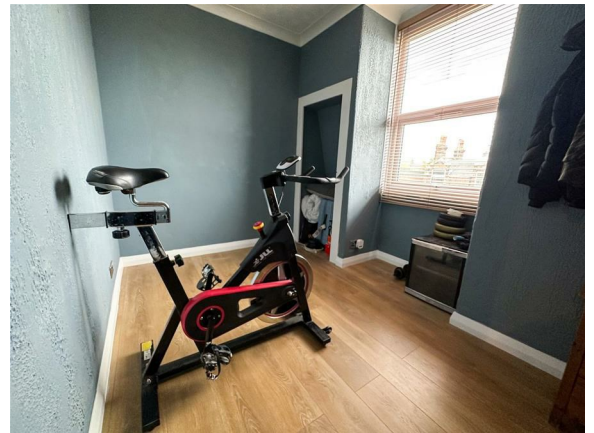
Wooden effect flooring. Sealed unit double glazed window to rear.



### BEDROOM EIGHT

11'2 x 6'6 plus door recess

Wood effect flooring. Sealed unit double glazed window to front.



### SHOWER ROOM

Double shower cubicle. Pedestal hand wash basin. Low level W.C. Tiled flooring. Part tiled walls. Double glazed window to side.



### OUTSIDE - FRONT

Hard standing providing off street parking. Gate giving side pedestrian access to:

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## OUTSIDE - REAR

Courtyard style rear garden. Wooden decked area. Timber Storage sheds.



## GARDEN VIEW (2)

### JE 0923

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).



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains drainage

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

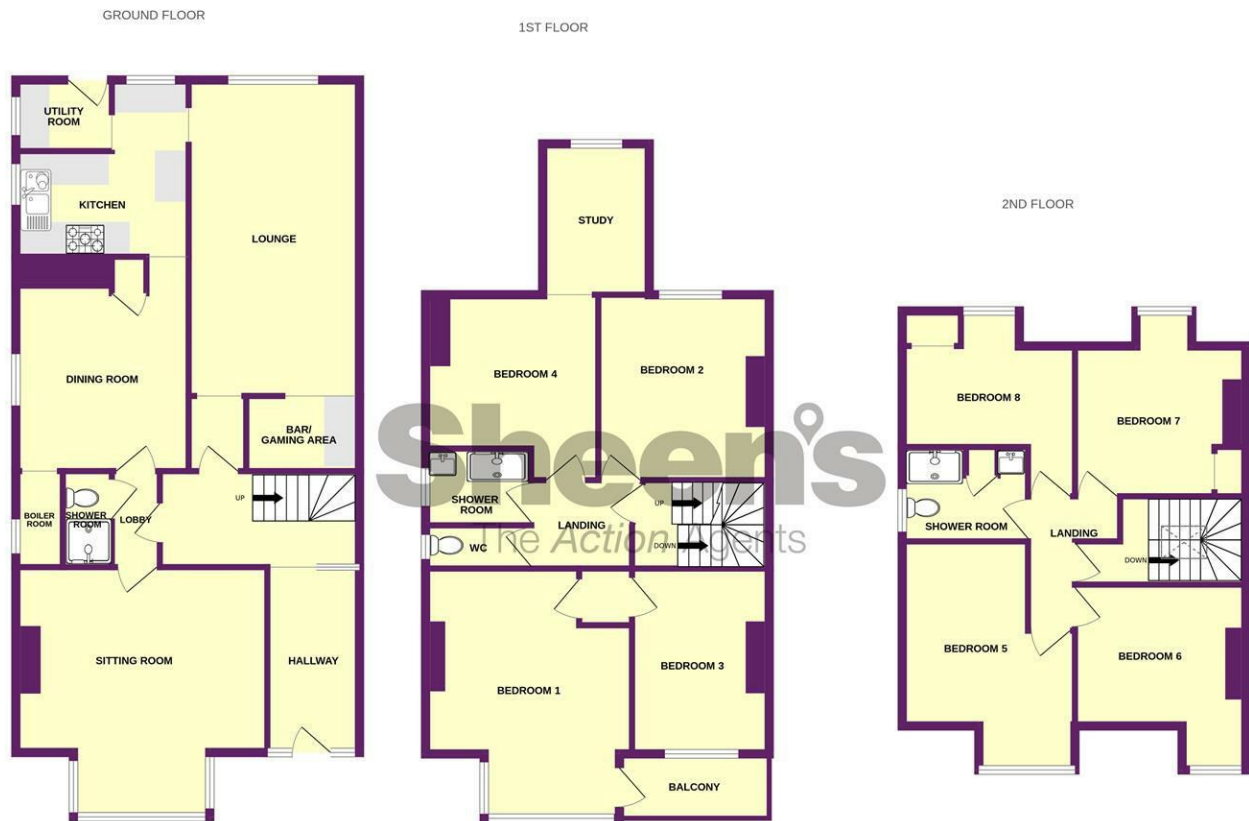
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

### 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.





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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