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Sheen's
The *Action* Agents

Cotswold Road
Clacton-on-Sea, CO15 3RS

Situated in this non-estate location in the Essex coastal town of Clacton-on-Sea is this THREE DOUBLE BEDROOM END-TERRACED HOUSE offered with No Onward Chain. Clacton's main line railway station with it's direct links to London Liverpool Street is just over half a mile away with the town centre and sea front approximately one mile away. With spacious accommodation over three floors, an early viewing is advised to appreciate the space on offer.

- Three Double Bedrooms
- 13'10 x 10'9 Lounge
- 14' x 10'8 Kitchen/Diner
- Ground Floor W.C.
- 14'1 D/Glazed Conservatory
- Gas Central Heating (n/t)
- Off Street Parking
- Approx 58' Rear Garden
- No Onward Chain
- EPC Rating C & Council Tax B

Price £230,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed door to:

ENTRANCE HALLWAY

Stair flight to first floor. Doors to:

LOUNGE

13'10 x 10'9 max

(Lounge PIcture To Follow Shortly). Radiator. Wood effect flooring. Square oriel double glazed bay window to front. Door to:

KITCHEN/DINER

14' x 9'6

Fitted with a range of cherry wood effect panel fronted units comprises: Black granite effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units incorporating part glass fronted display cabinets. Inset one and a half bowl single drainer sink unit with mixer tap. Inset four ring ceramic electric hob with under counter oven and fitted stainless steel extractor hood above (All appliances not tested). Space and plumbing for washing machine and tumble dryer. Tiled flooring. Tiled splash backs. Radiator. Multi panel glazed double wooden doors leading to conservatory and double glazed window to the rear. Door to Ground Floor W.C.

GROUND FLOOR W.C.

Fitted with a white suite comprises: Low level W.C. Vanity wash hand basin with cupboards below. Fully tiled walls. Tiled flooring.

CONSERVATORY

14'1 x 9'4

Double glazed windows to sides and rear. Poly-carbonate roof. Tiled flooring. Double glazed double doors leading to rear garden.

FIRST FLOOR LANDING

Radiator. Stair flight to second floor. Double glazed window to front. Doors to:

BEDROOM ONE

11'6 x 8'0

Radiator. Double glazed window to front.

BEDROOM TWO

11'10 x 8'0 max down to 7'7

Radiator. Double glazed window to rear.

BATHROOM

6' x 5'7

Fitted with a three piece white suite comprises: Panel bath. Wall mounted electric shower (not tested). Low level W.C. Pedestal wash hand basin. Chrome effect heated towel rail. Fully tiled walls. Double glazed window to rear.

SECOND FLOOR LANDING

Door to:

BEDROOM THREE

11'8 x 10'8 plus bay

Part sloping ceilings. Built in storage Eves storage cupboards. Additional built in storage cupboard. Radiator. Velux window to rear.

OUTSIDE - FRONT

Front garden is part block paved providing off street parking. Flower shrub boarder. Additional front uncultivated area. Gate give side access to outside rear garden.

OUTSIDE - REAR

Aprox 58' rear garden. Paved patio area. Two storage sheds to the side of the property. Additional composite storage shed. Mainly laid to lawn. Enclosed by panel fencing.

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: 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

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.

JE 0826

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.

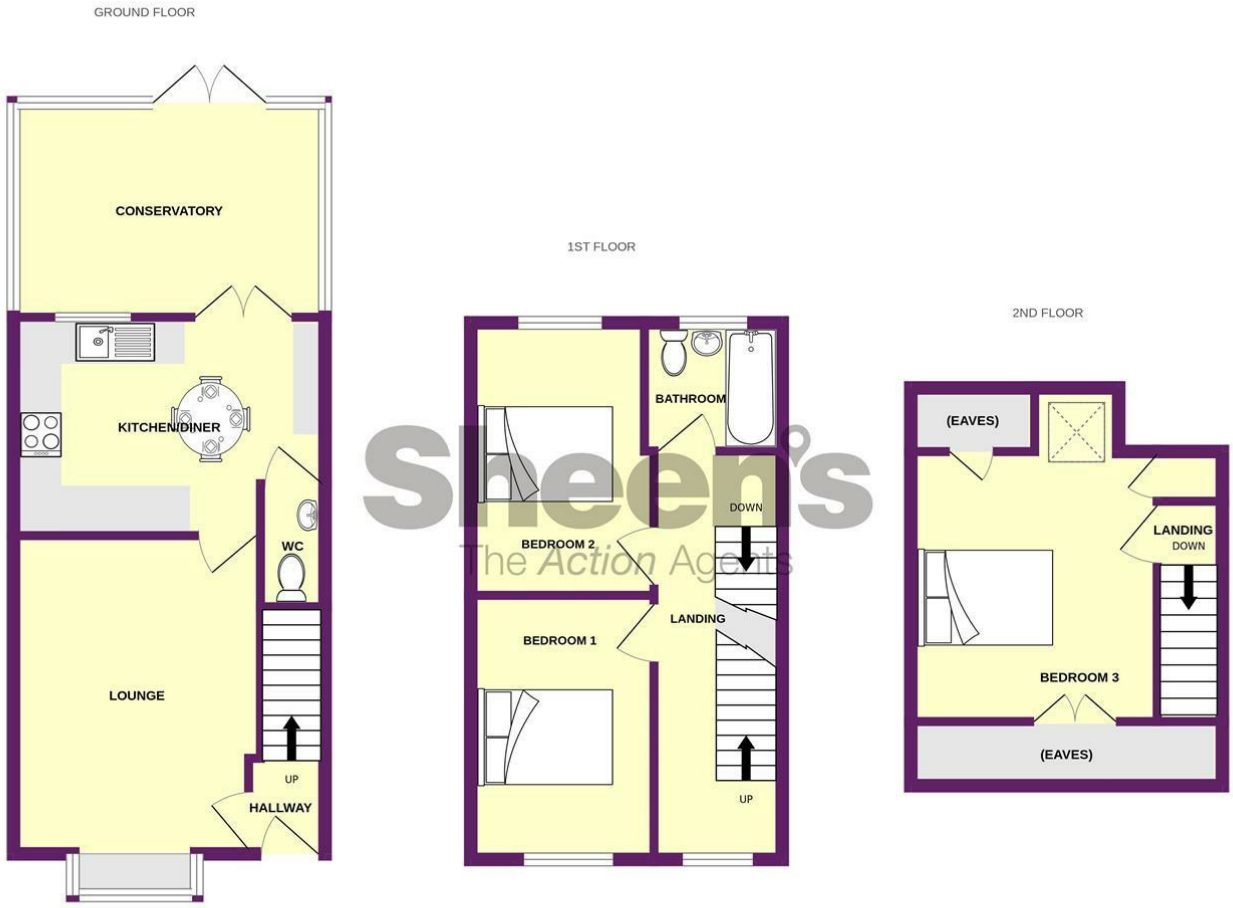
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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



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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