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Sheen's
The *Action* Agents



Hayes Road
Clacton-on-Sea, CO15 1TX

Located on the fringe of Clacton Town Centre is this spacious FOUR BEDROOM, TWO RECEPTION ROOM SEMI-DETACHED CHARACTER HOUSE. The property is in need of some modernisations which offers the perfect opportunity to make this spacious home your own. Located in a prime town centre position the property is conveniently around quarter of a mile from both Clacton's mainline railway station with its direct links to London Liverpool Street and the regenerated pier & sea front. An early viewing is advised.

- Four Bedrooms
- Two Reception Rooms
- 1510 x 13'2 Fitted Kitchen
- Ground Floor Wet Room
- First Floor Bathroom
- Gas Central Heating (n/t)
- Majority Double Glazed
- Off Street Parking
- 21' Courtyard Style Garden
- EPC Rating TBC & Council Tax C







Price £250,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Multi panel glazed wooden entrance door with glazed side panel to entrance porch.

ENTRANCE PORCH

Quarry tiled flooring. Further double glazed entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor with built in under stairs storage cupboard. Radiator, Dado rail. Door to:

LOUNGE

15'11 into bay x 12'8 max

Feature York stone fireplace with inset gas fire (not tested). Picture rail. Radiator. Double glazed bay window to front.



DINING ROOM

13' narrowing to 10'8 x 11'1

Radiator. Double glazed window to side. Open access to inner lobby.





INNER LOBBY

Double glazed window to side. Door to ground floor wetroom.

WET ROOM

Fitted with a White suite comprising wall mounted electric shower (not tested). Fully tiled walls. Low level W.C. Vanity wash hand sink basin with cupboards below. Double glazed window to rear.



KITCHEN

15'10 max x 13'2 plus bay

Fitted with a range of wood effect panel fronted units comprising wood panel effect laminated rolled edge work surfaces with cupboards and drawers under. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Cooker space. Space and plumbing for washing machine and tumble dryer. Under counter fridge space. Partly tiled walls. Built in storage cupboard. Additional built in boiler cupboard housing gas boiler (not tested). Double glazed window to side. Double glazed window to rear. Double glazed door to rear garden.







FIRST FLOOR LANDING

Dado rail. Two loft accesses. Doors to:

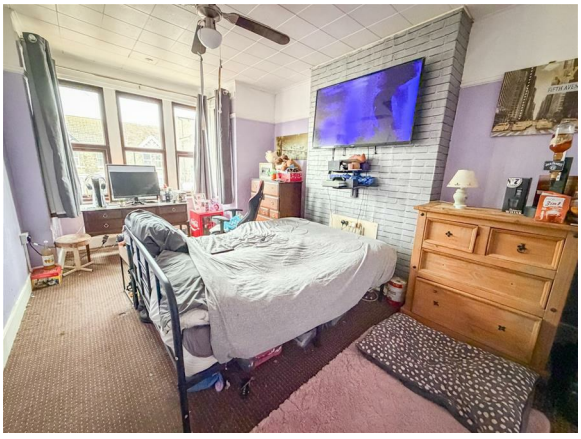




BEDROOM ONE

15'11 into bay x 10'8

Picture rail. Radiator. Double glazed bay window to front.



BEDROOM TWO

11'1 x 10'8

Picture rail. Radiator. Two double glazed windows to side.



BEDROOM THREE

12'4 max narrowing to 8'10 x 11'11

Feature ornamental fireplace. Built in storage cupboard. Additional built in wardrobe space. Radiator. Double glazed window to side.





BEDROOM FOUR

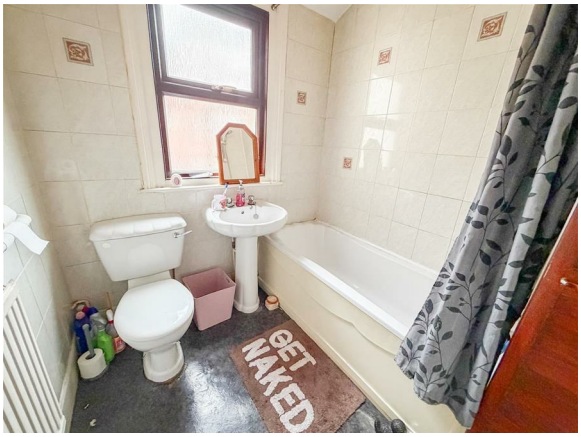
9'3 x 5'4

Radiator. Double glazed window to front.



BATHROOM

Fitted with a three piece White suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Radiator. Built in airing cupboard housing hot water tank (not tested). Double glazed window to side.



OUTSIDE FRONT

The property benefits from front garden which is part enclosed by a small brick wall and panelled fencing. Hard standing area providing off street parking for numerous vehicles. Gate giving side pedestrian access to the outside rear garden.



OUTSIDE REAR

Courtyard style garden which is mainly concrete paved. Enclosed by panelled fencing. Timer storage shed to remain.









Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £1978.64 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 0626

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.

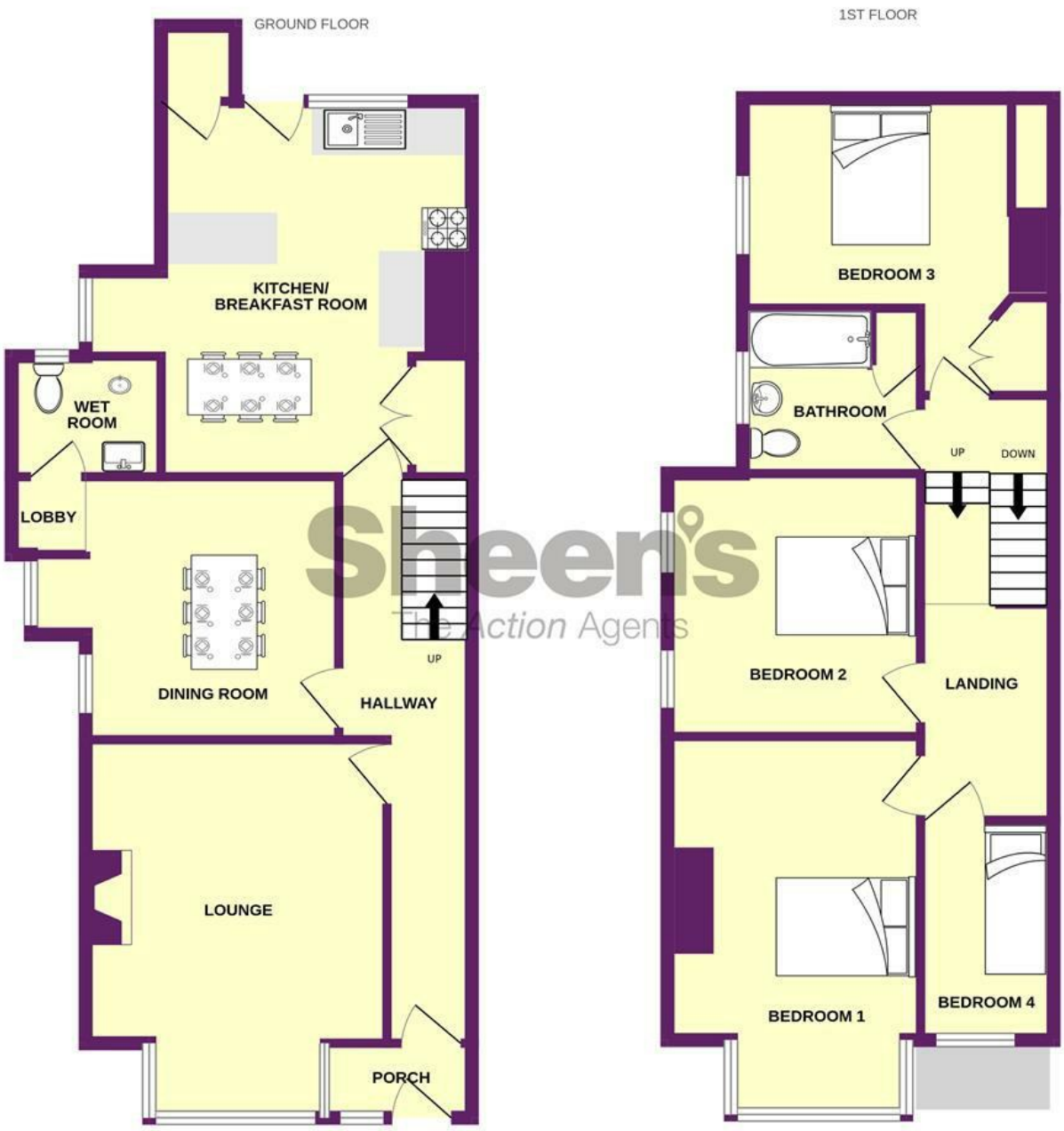
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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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