

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## St. Osyth Road Clacton-On-Sea, CO15 3BU

**\*\* GREAT FIRST TIME PURCHASE \*\***  
Being offered with NO ONWARD CHAIN Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED HOUSE located in the coastal town of Clacton-on-Sea. The property would be a great FIRST TIME PURCHASE or BUY TO LET INVESTMENT. The mainline railway station is situated within half a mile with Clacton-on-Sea's town centre and seafront around three quarters of a mile away. An early inspection is advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'9 x 11'9 Lounge
- 11'8 x 8'7 Kitchen
- Ground Floor Cloakroom
- Four Piece Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- Close To Local Amenities
- No Onward Chain
- EPC Rating D



**Price £210,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to:

### ENTRANCE PORCH

Door to:

### LOUNGE

15'9 x 11'9

Stair flight to first floor. Radiator. Double glazed window to front. Door to:



### KITCHEN

11'8 x 8'7

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring gas hob with oven under and extractor hood above (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Part tiled. Space and plumbing for washing machine. Space for fridge freezer. Radiator. Double glazed window to rear. Door to:



### INNER HALL

UPVC double glazed door leading to rear garden. Door to:

### GROUND FLOOR CLOAKROOM

Comprises; Low Level W.C. Pedestal hand wash sink basin. Wall mounted gas combination boiler (not tested). Radiator. Double glazed window to rear.



### FIRST FLOOR LANDING

Loft access. Radiator. Door to:



### BEDROOM ONE

12'5 x 11'8

Radiator. Double glazed window to front.



### BEDROOM TWO

8'6 x 8'4

Radiator. Double glazed window to rear.



### FOUR PIECE BATHROOM SUITE

Four piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Panelled bath. Step in shower cubicle with wall mounted shower head attachment above. Fully tiled. Radiator. Double glazed window to rear.



## OUTSIDE FRONT

Side pedestrian access which leads to outside rear.



## OUTSIDE REAR

Patio paved area with remainder being laid to lawn. Enclosed by panelled fencing. Wooden storage shed. Rear pedestrian access leading to outside front.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: N/A

## BA 02/24

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.

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### 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



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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