

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



## Litchfield Close Clacton-On-Sea, CO15 3SZ

Offering Spacious living over three floors is this THREE/FOUR BEDROOM, TWO RECEPTION ROOM MID-TERRACED TOWN HOUSE. Brook Retail/Country Park and shopping facilities in the heart of Great Clacton are located around half a mile away, with Clacton's town centre, seafront and mainline railway station within a mile and a quarter. Offering versatile accommodation an early internal inspection is strongly advised.

- Three/Four Bedrooms
- 16'2 x 14'10 max Lounge
- 16'2 x 9'7 Kitchen/Breakfast Room
- 9'4 x 8'4 Dining Room
- Ground & Second Floor W.C's
- Four Piece Family Bathroom Suite
- Off Street Parking
- Approx 34' South Facing Garden
- Council Tax Band B
- EPC Rating TBC



**Price £245,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE PORCH

Tiled flooring. Built in storage cupboard housing gas combination boiler (not tested). Further double glazed entrance door to:

### ENTRANCE HALLWAY

Built in double cloak cupboard. Radiator. Tiled flooring. Doors to:



### GROUND FLOOR CLOAKROOM

Fitted with a white suite. Comprises low level W.C. Pedestal wash hand basin. Part tiled walls. Vinyl flooring.



### DINING ROOM

9'4 x 8'4

(This room has been converted from part of the original integral garage). Tiled flooring. Internal double glazed internal borrowed light window to Kitchen/Breakfast Room. Internal personal door to front storage garage (8'5 x 7'1)



## KITCHEN/BREAKFAST ROOM

16'2 x 9'7 plus door recess

Fitted with a range of panel fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units incorporating glass fronted display cabinets. Inset one and a half bowl single drainer stainless steel sink unit with mixer taps. Cooker space. Space and plumbing for washing machine and dishwasher. Breakfast bar. Tiled splash backs. Tiled flooring. American style fridge/freezer space. Double glazed windows and French style doors onto rear garden.



ALTERNATE VIEW OF KITCHEN/BREAKFAST  
ROOM



FIRST FLOOR





## LOUNGE

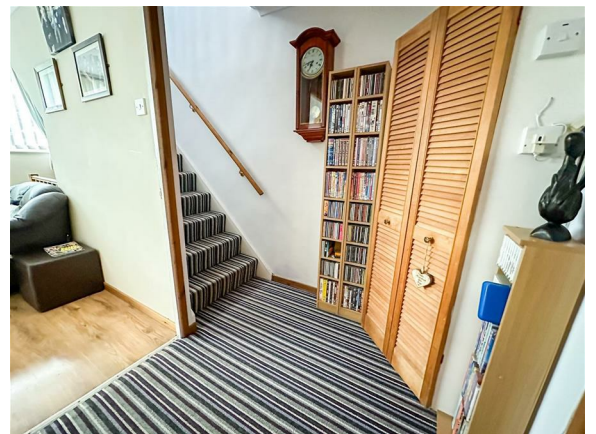
16'10 max x 14'10 max

Wood effect laminate flooring. Radiator. Double glazed window to rear. Door to Inner Hallway.



## INNER HALLWAY

Built in storage cupboard. Corner storage cupboard. Doors to:



## BEDROOM FOUR/STUDY

11'11 x 8'10 nar 6'11

Radiator. Double glazed window to front.



## FAMILY BATHROOM

8'5 x 7'1 max

Fitted with a four piece white suite. Comprises corner panel bath with mixer tap. Independent shower cubicle. Low level W.C. Pedestal wash hand basin. Part tiled walls. Tiled flooring. Radiator. Built in airing cupboard. Double glazed window to rear.





## SECOND FLOOR LANDING

Double glazed window to rear. Doors to:



## BEDROOM ONE

12'2 x 8'10

Built in mirror front sliding triple wardrobe. Additional built in cupboard. Radiator. Double glazed window to rear.



## BEDROOM TWO

11'11 x 8'4

Built in storage cupboard. Radiator. Double glazed window to front.



## BEDROOM THREE

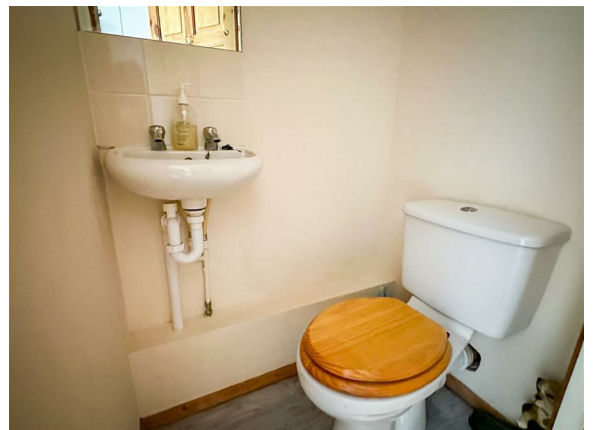
9'1 x 7'2

Radiator. Built in cupboard. Double glazed window to front.



## SECOND FLOOR W.C.

Fitted with a white suite. Comprises low level W.C. Wash hand basin.





### OUTSIDE - FRONT

Front garden is hard standing providing off street parking for approximately four vehicles. Up and over door leading to Small storage garage (8'5 x 7'1 - Remainder of Garage is now converted to the Dining Room).



### OUTSIDE - REAR

Approx 34' Southerly facing rear garden. Paved patio area. Wooden decked patio area. Remainder laid to artificial lawn. Enclosed by panel fencing.



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: Please note the property has a flat roof (vendor has informed us there is around 7 years left of a roof guarantee).

### JE 0224

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.

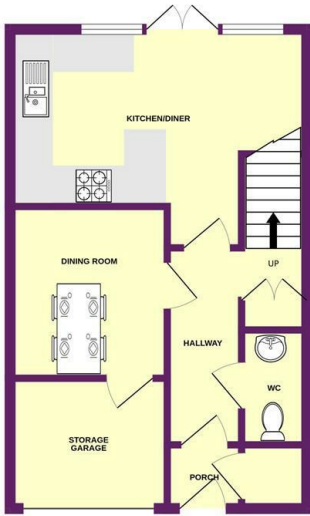
### Particular Disclaimer

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.

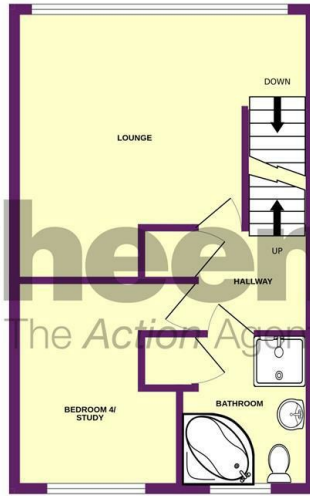




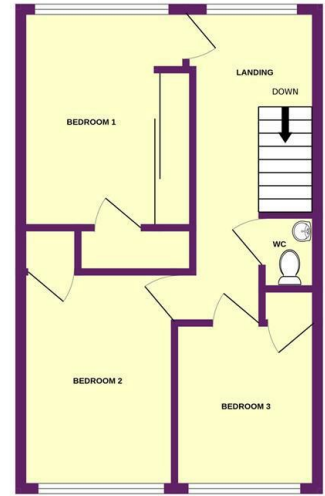
GROUND FLOOR



1ST FLOOR



2ND 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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