

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



## London Road Clacton-On-Sea, CO15 3SN

Situated in this established non-estate location in the Essex coastal town of Clacton-on-Sea is this recently modernised TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE. Clacton's mainline railway station with its direct links to London Liverpool Street is positioned within half a mile with Clacton's sea front and town centre within one mile. An early internal inspection is advised to appreciate the spacious accommodation and décor on offer.

- Two Double Bedrooms
- 14'6 into bay x 11' Lounge
- 16'5 x 11'5 Kitchen/Diner
- 3'7 Utility Room
- Modern First Floor Bathroom
- Gas Central Heating (n/t)
- Approx 60' Rear Garden
- Recently Modernised
- No Onward Chain
- Council Tax B / EPC Rating D



**Price £205,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Composite double glazed entrance door to:

### ENTRANCE HALLWAY

Stair flight to first floor with newly fitted carpet. Built in under stairs storage cupboard housing gas combination boiler Fitted Sept 2023 - not tested). Wood effect flooring. Radiator. Doors to:



### LOUNGE

Feature ornamental fireplace. Radiator. Double glazed bay window to front. Newly fitted carpets.



### KITCHEN/DINER

Fitted with a range of grey gloss laminated fronted units. Comprises white quartz effect square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset four ring ceramic electric hob with inset electric oven below and extractor hood above (all appliances not tested). Tall fridge/freezer space. Two radiators. Double glazed window to rear. Double glazed door to rear garden. Wood effect flooring. Tiled splash backs. Door to Utility Room.



## DINING AREA VIEW



## UTILITY ROOM

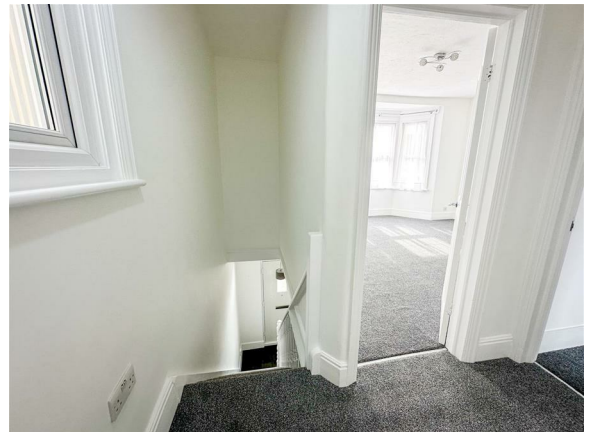
3'7 x 3'3

Comprises white quartz effect square edge work surface with space above and below for washing machine and tumble dryer. Double glazed window to side.



### FIRST FLOOR LANDING

Newly fitted carpet. Double glazed window to side. Doors to:



### BEDROOM ONE

16'5 nar 13'5 x 13'6 into bay

Radiator. Double glazed window to front. Double glazed bay window to front. Newly fitted carpet.



### BEDROOM TWO

12'5 max x 9'3

Radiator. Double glazed window to rear. Newly fitted carpet.



## BATHROOM

9'2 max x 6'10 max

Fitted with a modern three piece white suite. Comprises panel bath with integrated shower over and glazed shower screen. Wash hand basin. Low level W.C. Radiator. Part wood panel walls. Part tiled walls. Built in storage cupboard. Wood effect flooring. Double glazed window to rear.



## OUTSIDE - FRONT

Small front garden enclosed by small brick wall and pedestrian gate. Slate shingled borders. Gate gives side pedestrian access to rear garden.



## OUTSIDE - REAR

Approx. 60' rear garden. Mainly laid to lawn with hard standing patio area. Two outside storage cupboards. Enclosed by panel fencing.



## ALTERNATE VIEW OF GARDEN



## 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): TBC

Non-Standard Property Features To Note: No

## JE 0324

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.

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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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