

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



Jaywick Lane Clacton-On-Sea, CO15 2DR

Sheen's Estate Agents are pleased to offer for sale this SPACIOUS THREE BEDROOM DETACHED HOUSE located in Clacton-on-Sea. The property benefits from a substantial frontage and spacious living. The property is located within 500 metres from local shopping amenities at Tudor Parade and also Millers Barn Golf Park. Clacton-on-Sea's town centre and mainline railway station are located around one and a half miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **26' x 26'7 Lounge Diner**
- **15'8 x 11'4 Kitchen**
- **15'2 x 13' Conservatory**
- **Three Piece Bathroom Suite**
- **En-Suite Shower Room**
- **Fully Double Glazed**
- **Gas Central Heating (n/t)**
- **Integral Garage & Off Street Parking**
- **EPC Rating D. Council Tax Band D**



Offers In Excess Of £350,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed door leading to;

ENTRANCE PORCH

Double glazed windows to front. UPVC double glazed door leading to;

ENTRANCE HALL

Stairflight to first floor. Storage cupboard. Radiator. Door to;



LOUNGE

26' x 15'4

Inset electric feature fireplace with wooden fire surround (not tested). Two radiators. UPVC double glazed French doors leading to Conservatory. Open access to;



DINING ROOM

11'4 x 11'2

Radiator. Double glazed windows to side and rear.



KITCHEN

15'8 x 11'4

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Inset five ring gas hob with extractor hood above (not tested). Inset double oven and microwave. All appliances not tested. Space and plumbing for washing machine. Space for fridge and freezer. Selection of matching wall units with cupboard and drawers at both eye and floor level. Part tiled. UPVC double glazed door leading to storage area.



CONSERVATORY

15'2 x 13'

Radiator. Double glazed windows to side and rear. UPVC double glazed French door leading to rear garden.



INTEGRAL GARAGE

17' x 8'2

Power and light connected. Electric up and over door (not tested).

GROUND FLOOR W.C

Comprises; Low level; W.C. Vanity hand wash sink basin with stainless steel mixer tap. Heated towel rail. Part tiled. Double glazed window to side.



FIRST FLOOR LANDING

Loft access. Radiator. Double glazed window to front. Door to;



BEDROOM ONE

13'6 x 11'7

Built in wardrobes. Radiator. Double glazed window to rear. Door to;



EN-SUITE SHOWER ROOM

Three piece white suite comprises; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step-in shower cubicle with wall mounted showerhead attachment above. Electric wall mounted heated towel rail.



BEDROOM TWO

11'8 x 11'

Built in wardrobe with sliding door. Radiator. Double glazed window to rear.



BEDROOM THREE

14' x 8'5

Built in wardrobe with sliding door. Radiator. Double glazed window to front.



SHOWER ROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step-in shower cubicle with wall mounted showerhead attachment above. Airing cupboard. Storage cupboard. Radiator. Double glazed window to front.



OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles. Side pedestrian access leading to rear.



OUTSIDE- REAR

Patio paved. Enclosed by panelled fencing. One Storage shed. Side pedestrian access leading to front.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: N/A

BA 0424

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.

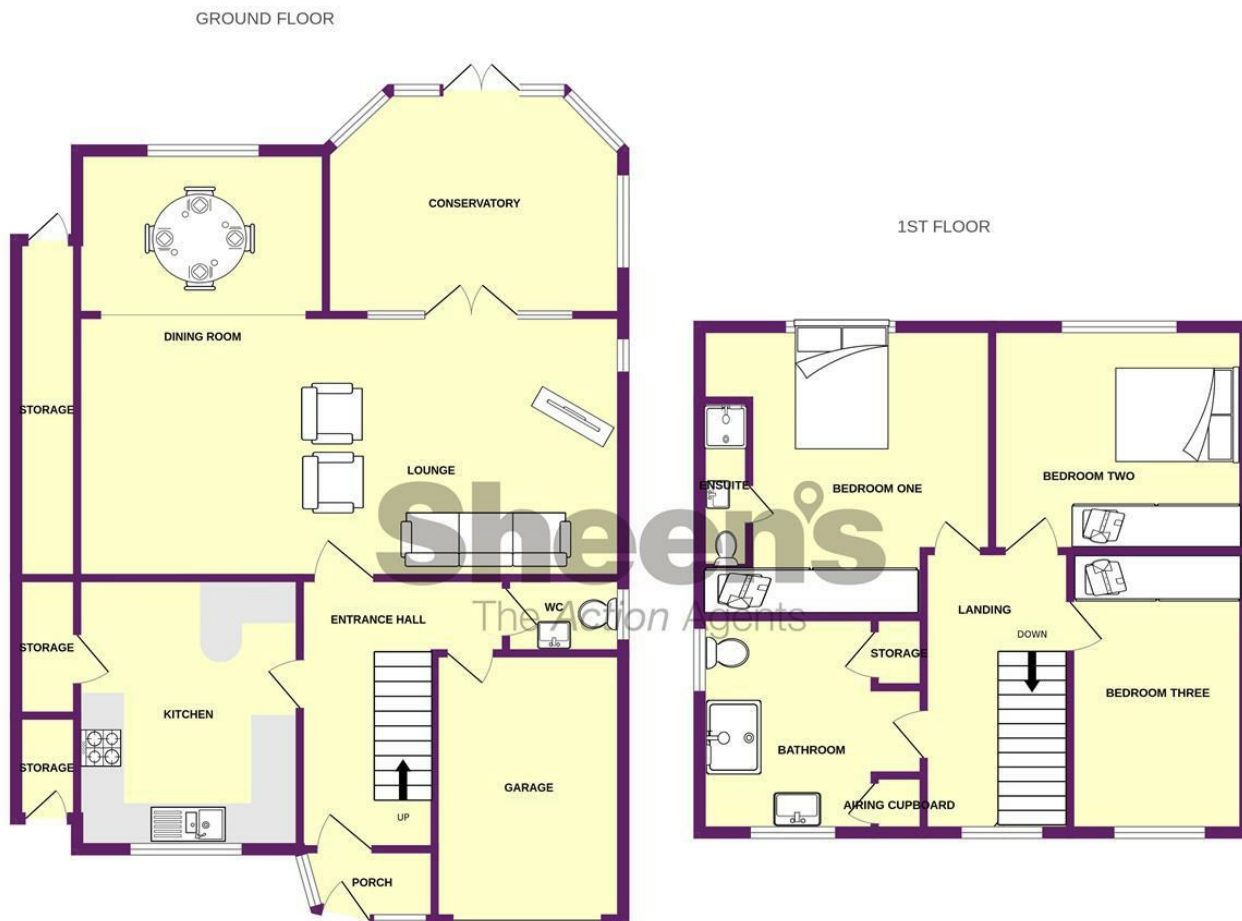
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients 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.





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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