



## Carrs Road Clacton-On-Sea, CO15 3EU

Sheen's Estate Agents are pleased to offer for sale this **THREE BEDROOM MID-TERRACED HOUSE**. The property is located approximately one mile from Clacton-on-Sea's town centre, seafront and mainline railway station. An internal inspection is highly recommended to appreciate the accommodation on offer.

- **Three Bedrooms**
- **13'8 x 11'2 Lounge**
- **13'9 x 10'7 Kitchen**
- **7'6 x 6'1 Utility Room**
- **Three Piece Bathroom Suite**
- **Fully Double Glazed**
- **Gas Central Heating (n/t)**
- **Front & Rear Gardens**
- **No Onward Chain**
- **EPC Rating D**

**Price £190,000 Freehold**





## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

### LOUNGE

13'8 x 11'2

Stairflight to first floor. Two radiators. Double glazed bay window to front. Open access to;



## KITCHEN

13'9 x 10'7

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). Space for fridge or freezer. Selection of white gloss fronted wall units with cupboards and drawers at both eye and floor level. Tiled splash backs. Understairs storage cupboard. Radiator. Door to;



## UTILITY ROOM

7'6 x 6'1

Comprises; Fitted units with laminated rolled edge work surfaces with matching cupboards at both eye and floor level. Space and plumbing for washing machine or dishwasher. Space for fridge or freezer. Wall mounted boiler (not tested). Radiator. Double glazed window to rear. UPVC double glazed door leading to rear garden. Door to;



### THREE PIECE BATHROOM SUITE

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted shower head attachment above. Storage cupboard. Part tiled. Heated towel rail. Double glazed window to rear.



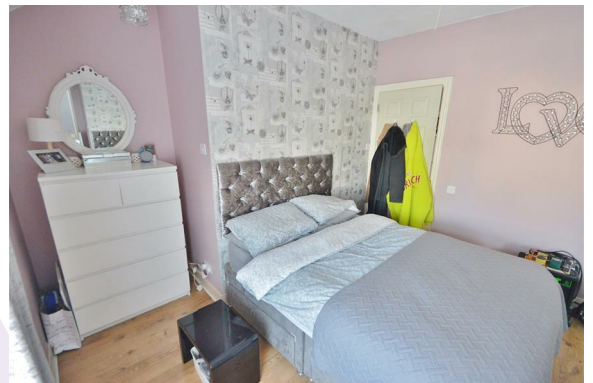
### FIRST FLOOR LANDING

Loft access. Door to;

### BEDROOM ONE

11'3 x 9'10

Built in wardrobes with mirror fronted sliding doors. Radiator, Double glazed window to front.





### BEDROOM TWO

11' x 8'2

Radiator. Double glazed window to rear.



### BEDROOM THREE

7'2 x 5'6

Radiator, Double glazed window to rear.



### OUTSIDE - FRONT

Mainly patio paved with remainder being stone shingled. Enclosed by small brick built wall. Patio paved path leading to front entrance.



## OUTSIDE - REAR

Patio paved area with remainder being laid to lawn. Enclosed by panelled fencing. Rear pedestrian access.



## BA 0724

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.

## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: N/A

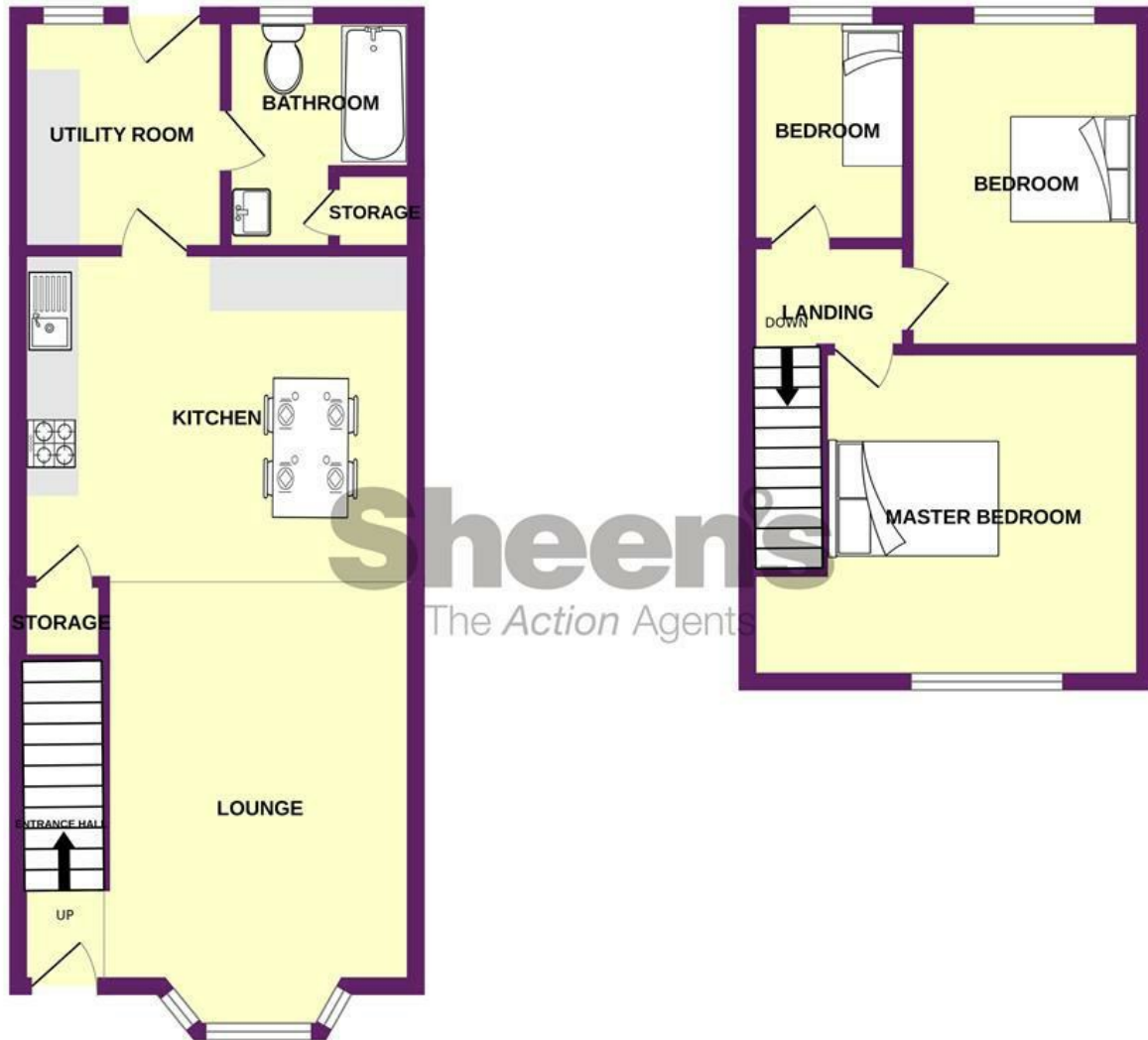
## Particular Disclaimer

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.

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GROUND FLOOR

1ST FLOOR



CARRS ROAD

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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

