

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



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

Welcome to this charming semi-detached house located on London Road in Clacton-On-Sea. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With five bedrooms, there is ample space for everyone to have their own sanctuary. The house features a well-appointed bathroom, ensuring convenience for all residents. Parking will never be a problem with numerous off-street parking spots. One of the highlights of this property is the impressive 115' rear garden, complete with a 24' workshop/outbuilding. Imagine enjoying summer barbecues or gardening in this expansive outdoor space. Additionally, there is a storage garage for all your tools and equipment. This house is perfect for those who value both indoor and outdoor living.

- Five Bedrooms
- 18'9 max x 16'9 max Lounge Diner
- 15'8 max Sitting Room
- 18'5 Kitchen
- Four Piece Bathroom Suite
- Gas Central Heated (n/t)
- Approx 115' Rear Garden
- 24' max Workshop
- Council Tax Band D
- EPC Rating D



**Price £400,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed wooden entrance door to;

### ENTRANCE HALL

Leaded light windows to front. Radiator. Stairflight to first floor. Storage cupboard. Doors to;



### SITTING ROOM

15'8 into bay x 11'8

Double glazed bay window to front. Radiator.



### LOUNGE DINER

18'9 max x 16'9 max

Feature fireplace. Two radiators. Double glazed window to rear. Double glazed sliding door leading to garden. Open access to;



## ALTERNATIVE VIEW



## KITCHEN

8'3 x 18'5

Comprises; Laminated rolled edge work surfaces with inset one and a half bowl stainless steel single drainer sink unit. Plumbing and space for Range oven, washing machine, tumble dryer and fridge freezer. Selection of white high gloss units at both eye and floor level. Double glazed window to rear. Door leading to garden. Internal door to;



## INNER LOBBY

Doors to;

## GROUND FLOOR CLOAKROOM

Comprises; Low level W.C. Wall mounted hand wash basin. Part tiled walls. Double glazed window to side.

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## FIRST FLOOR LANDING

Loft access. Doors to;

### BEDROOM ONE

15'8 into bay x 11'8

Double glazed bay window to front. Radiator.



### BEDROOM TWO

12'5 x 10'3

Double glazed window to rear. Radiator. Storage cupboard.



### BEDROOM THREE

11'2 x 8'9

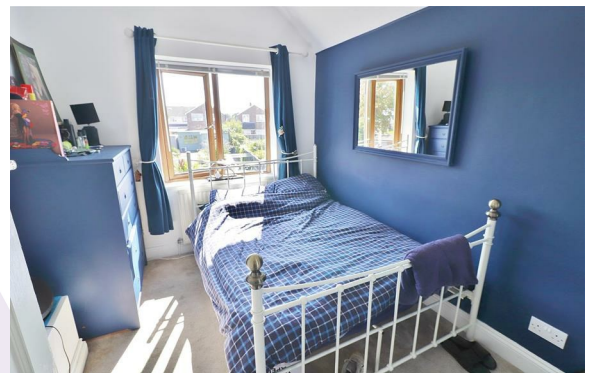
Double glazed window to front. Radiator.



### BEDROOM FOUR

9'3 x 8'5

Double glazed window to rear. Radiator. Storage cupboard.



## BEDROOM FIVE

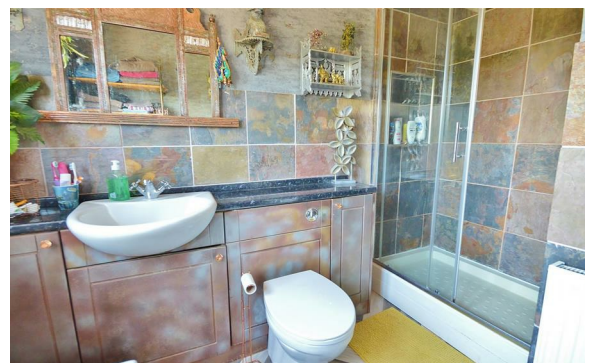
6'6 x 6'5

Double glazed V shaped window to front. Radiator.



## BATHROOM

Fitted with a four piece bathroom suite comprising; Low level W.C. Vanity hand wash basin with cupboards under. Panelled bath, Double length shower cubicle. Part tiled walls. Radiator. Double glazed window to rear.



## OUTSIDE - REAR

measuring approximately 115' and commencing with substantial patio area with remainder being laid to lawn. Mature shrub borders. Two storage sheds. Enclosed by panelled fencing. Side pedestrian access to front via side gate.



## WORK SHOP

24' max x 18'7 max



## WORK SHOP INTERIOR

'L' shaped Work Shop. Patio doors and window to front. Radiators. Air conditioning unit (not tested). Work shop currently has a bath fitted, but this space could easily be adapted to a work space, gym or games room.

W.C Comprising; Low level W.C. Wall mounted hand wash basin. Half tiled walls.



## OUTSIDE - FRONT

Block paved driveway providing off street parking for numerous vehicles.

## LE 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.

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### 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  
(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

### 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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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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