

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



## Castle Road Clacton-On-Sea, CO15 1JG

Situated on the fringes of Clacton town centre is this TWO BEDROOM MID-TERRACED HOUSE offered with No Onward Chain. Clacton's mainline railway station with its direct links into London Liverpool Street is located just over quarter of a mile away with Clacton Sea front within half a mile. The property is in need of some modernisations throughout and could make an Ideal First Time or Buy to Let purchase.

- Two Bedrooms
- 25'10 Lounge/Diner
- 9'10 Kitchen
- 14'8 Conservatory/Utility Room
- Ground Floor W.C.
- Gas Central Heating (n/t)
- Double Glazed Windows
- 22' Rear Garden
- No Onward Chain
- EPC Rating D & Council Tax B



**Price £169,995 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

#### ENTRANCE PORCH

Further glazed entrance door to:

#### ENTRANCE HALLWAY

Stair flight to first floor. Radiator. Open Access to Kitchen. Sliding door to Lounge/Diner.



#### LOUNGE/DINER

25'10 x 11'11 nar 9'2

Radiator. Double glazed window to front. Double glazed window to rear. Ornamental fire surround.



#### LOUNGE AREA VIEW



## DINING AREA VIEW



## KITCHEN

9'10 x 5'6

Fitted with a range of white grove panel laminate fronted units. Comprises wood effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Cooker space. Tiled splash backs. Window to rear. Radiator. Open access to Conservatory/Utility Room.



## CONSERVATORY/UTILITY ROOM

14'8 nar 11'9 x 8'4

Double glazed windows to rear. Poly carbonate roof. Laminated rolled edge wood effect work surface with space and plumbing below for Under counter fridge, washing machine and dishwasher. Radiator. Access to Ground Floor W.C. Cubicle.



## GROUND FLOOR W.C.

Ground floor W.C. Cubicle with low level W.C.



## FIRST FLOOR LANDING

Doors to:



## BEDROOM ONE

13'10 max x 10'

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



## BEDROOM TWO

13' x 9' max

Radiator. Built in cupboard housing gas boiler (not tested).  
Double glazed window to rear.



## SHOWER ROOM

7'7 x 5'7

Fitted with a three piece suite. Comprises Low level W.C. Independent shower cubicle. Pedestal wash hand basin. Built in cupboard. Part tiled walls. Radiator. Double glazed window to rear.



## OUTSIDE - FRONT



## OUTSIDE - REAR

Approx 22' rear garden. Mainly paved with flower and shrub borders. Timber storage shed. 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): Mains (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

## JE 0924

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.

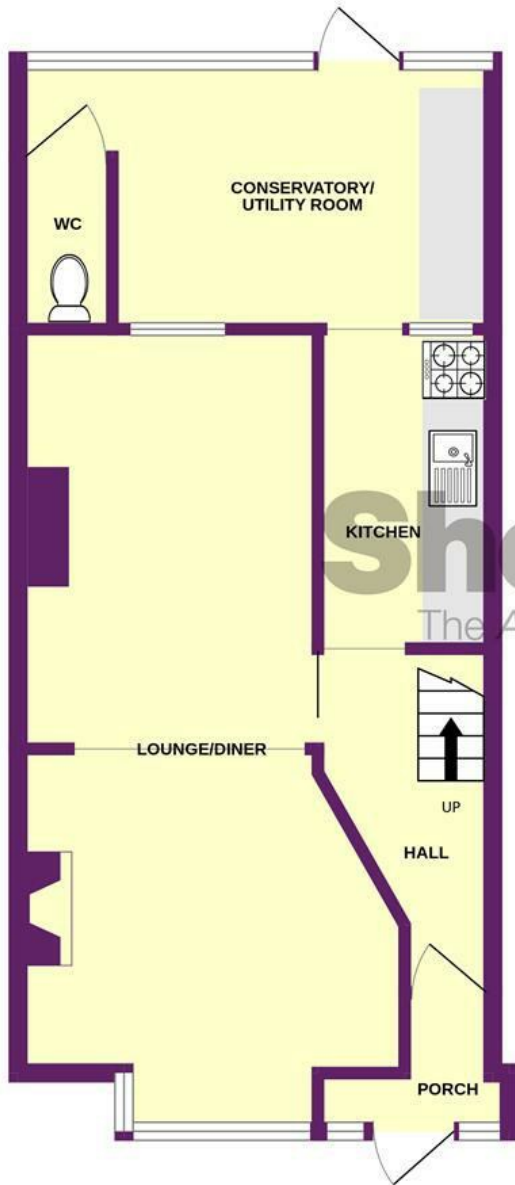
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients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



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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