

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



Tewkesbury Road Clacton-On-Sea, CO15 3NX

Situated on this established non-estate position on the fringes of Clacton town centre, Sheen's are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE. The property benefits from being offered with NO ONWARD CHAIN, and is located approximately a quarter of a mile from Clacton-on-Sea's town centre, seafront and mainline railway station.

- Three Bedrooms
- 13'6 max Lounge
- 17'4 Kitchen Diner
- Ground Floor Cloakroom
- Four Piece Bathroom
- Double Glazed Windows
- Gas Central Heated (n/t)
- Garage and Off Street Parking
- No Onward Chain
- Council Tax Band C. EPC Rating TBC



Price £220,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALL

Radiator. Understairs storage cupboard. Double glazed window to front. Doors to;

LOUNGE

13'6 into bay x 11'7

Double glazed bay window to front. Feature fireplace.



KITCHEN DINER

17'4 x 11'5

Comprises of; Solid oak work surfaces with inset butler sink. Inset four ring gas hob with oven under and extractor over. Integrated fridge, freezer, washing machine and dishwasher. All appliances not tested. Selection of matching units at both eye and floor level. Tiled splash backs Airing cupboard. Radiator. Two double glazed windows to rear. Double glazed door leading to garden. Door to;



GROUND FLOOR CLOAKROOM

Window to side. Low level W.C.



FIRST FLOOR LANDING

Double glazed window to side. Loft access. Doors to;

BEDROOM ONE

11'5 x 10'6

Double glazed window to rear. Concealed radiator.



BEDROOM TWO

11'4 x 11'3

Double glazed window to front. Concealed radiator.



BEDROOM THREE

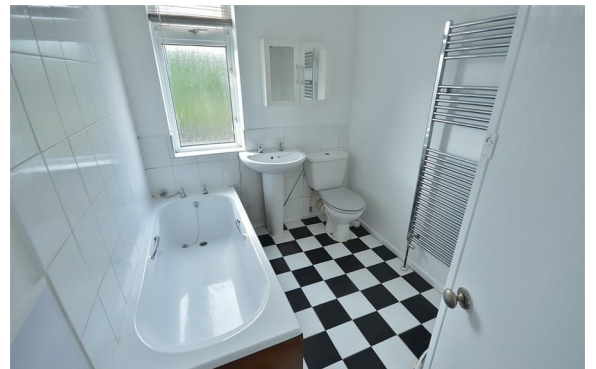
8'4 max x 6'10 nar 3'10

'L' Shaped room. Double glazed window to front. Radiator.



BATHROOM

Four piece white suite comprising of; Low level W.C. Pedestal hand wash basin. panelled bath. Independent corner shower cubicle with wall mounted shower (not tested). Heated towel rail. Part tiled walls. Double glazed window to rear.



OUTSIDE - REAR

Commencing with paved patio area with remainder being laid to lawn. Enclosed by panelled fencing. Side pedestrian access via side gate.



OUTSIDE - FRONT

Hard standing area providing off street parking. Narrow driveway leading to garage. Mainly laid to lawn.

LE 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.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains
(Telephone & Broadband): Please use the post code and visit OFCOM for mobile & broadband coverage.

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.

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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