

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

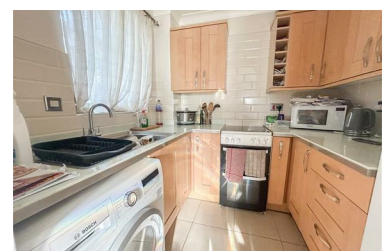
**Sheen's**  
The Action Agents



## Raycliff Avenue Clacton-On-Sea, CO15 3TZ

Sheen's Estate Agents are pleased to offer this ONE BEDROOM END TERRACE HOUSE. The property is located within one and three quarter miles of Clacton's town centre, seafront and mainline railway station and within close distance of Clacton's Brook Retail Park. This property can be sold With or Without the existing tenant. The tenant currently pays £675pcm.

- One Bedroom
- 14'8 x 12'4 Lounge
- 14'9 x 8'5 Bedroom
- 7'2 x 6'6 Kitchen
- Fully Double Glazed
- Modern Bathroom Suite
- Allocated Parking Space
- Electric Heating (n/t)
- Council Tax Band A
- EPC Rating D



**Price £140,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### OUTSIDE FRONT

Allocated parking space. Small garden area. Brick storage cupboard.



### LOUNGE

14'8 x 12'4

Storage cupboard. Storage heater (not tested). Double glazed window to front and side. Open access to;



### KITCHEN

7'2 x 6'6

Fitted kitchen suite comprising with square edged work surfaces. Inset stainless steel single drainer unit with mixer tap. Space and plumbing for washing machine. Space for electric cooker (not tested). Space for fridge/freezer. Double glazed window to side.



## BEDROOM

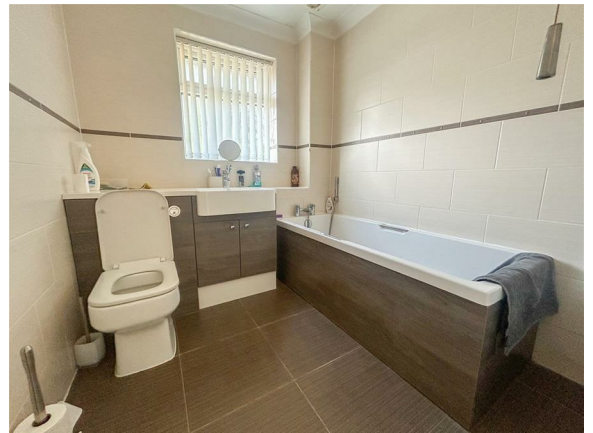
14'9 x 8'5

Storage heater. Double glazed window to front and side.



## BATHROOM

Low level W/C. Panelled bath. Vanity hand wash basin with cupboards below. Heated towel rail (not tested). Underfloor heating. Double glazed window to side.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: A

Any Additional Property Charges:

Services Connected: (Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

### EH 10/24

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.

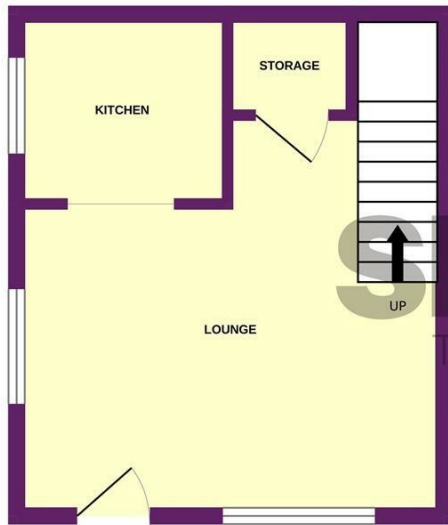
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

### Particular Disclaimer

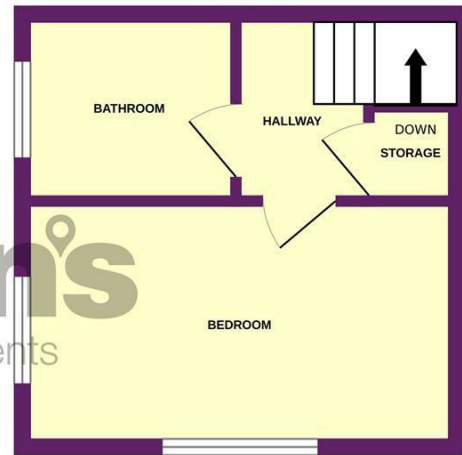
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR  
252 sq.ft. (23.5 sq.m.) approx.



1ST FLOOR  
221 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA: 474 sq.ft. (44.0 sq.m.) approx.

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.  
Made with Metropix ©2024

## Selling properties... not promises

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

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

**Sheen's**  
The Action Agents

