

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



## Amerells Road Little Clacton, CO16 9HA

Sheen's Estate Agents are pleased to offer for sale this EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED HOUSE located in the sought after Essex village of Little Clacton. The property benefits from a STUDY/BEDROOM FOUR as well as an EXTENSION providing an additional RECEPTION ROOM. Thorpe-le-Soken's mainline railway station, with it's direct links to London Liverpool Street is located around one and a quarter miles away with Clacton-on-Sea's town centre, sea front and mainline railway station within three and a half miles. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Three/Four Bedrooms**
- **17'8 x 10' Lounge**
- **11' x 7'2 Kitchen**
- **14'2 x 7'2 Dining Room**
- **Utility Room**
- **Four Piece Bathroom Suite**
- **Approximately 80' Rear Garden**
- **Off Street Parking**
- **Council Tax Band C**
- **EPC Rating D**



**Price £310,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

### ENTRANCE HALL

Stairflight to first floor. Radiator. Two double glazed windows to front. Door to;



### LOUNGE

17'8 x 10'

Inset log burner with fire surround. Two radiators. Double glazed window to side. Open access to;



## DINING ROOM

14'2 x 7'2

UPVC double glazed sliding door leading to rear garden. Radiator. Double glazed window to rear. Open access to;



## KITCHEN

11' x 7'2

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with oven under and extractor hood above (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Space and plumbing for dishwasher. Space for fridge and freezer. Serving hatch.



## STUDY/BEDROOM FOUR

10'5 x 9'5

Radiator. Double glazed windows to front and side. Door leading to;



## UTILITY ROOM

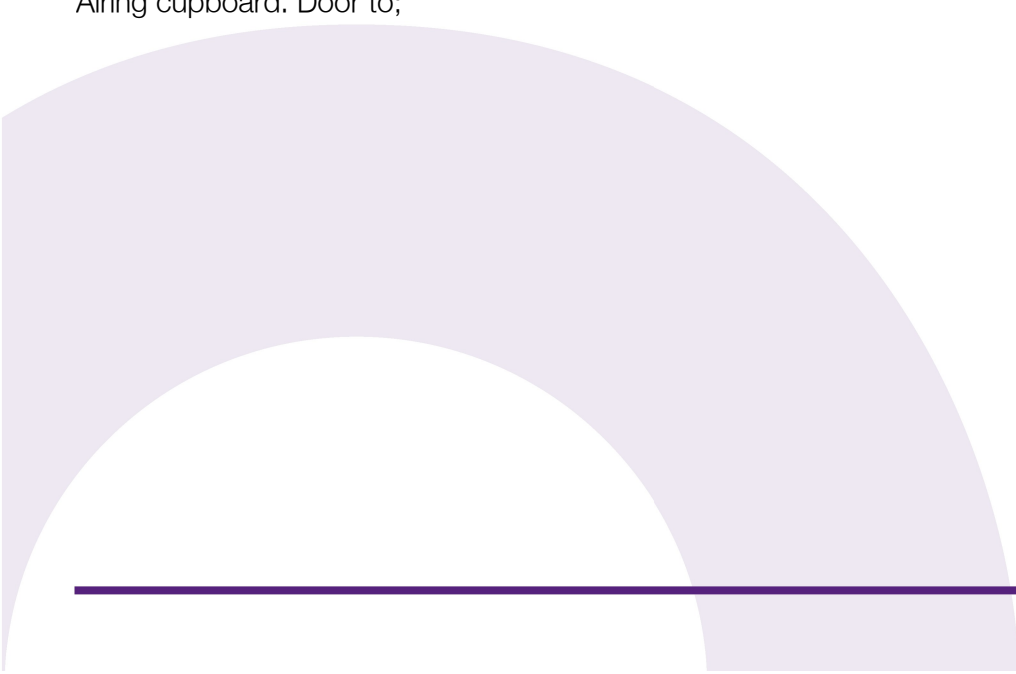
10' x 5'6

Fitted units comprising; Laminated rolled edge work surfaces with single drainer stainless steel sink unit with stainless steel mixer tap. Space and plumbing for washing machine and tumble dryer. Space for fridge freezer. Wall mounted gas boiler (not tested). Double glazed window to side.



## FIRST FLOOR LANDING

Airing cupboard. Door to;



## BEDROOM ONE

21'6 x 9'

Two radiators. Double glazed windows to front and side.



## BEDROOM TWO

11'2 x 9'2

Radiator. Double glazed window to rear.



## BEDROOM THREE

9'4 x 7'5

Loft access. Radiator. Double glazed window to front.



## BATHROOM

Four piece white bathroom suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath. Step-in shower cubicle with wall mounted shower-head attachment above. Fully tiled. Radiator, Double glazed window to rear.



## OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles. Side pedestrian access leading to rear.



## OUTSIDE - REAR

Patio paved area with remainder being laid to lawn. Additional play area laid with bark. Storage shed. Enclosed by panelled fencing. Side pedestrian access leading to front.



## BA 1024

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: C

Any Additional Property Charges: N/A

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

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.



GROUND FLOOR

1ST FLOOR



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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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