

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



## Redbridge Road Clacton-On-Sea, CO15 4UN

Sheens Estate agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE situated in the popular Great Clacton area and being offered with NO ONWARD CHAIN. The property is located approximately half a mile from Morrison's supermarket in Little Clacton and approximately two and a half miles from Clacton-on-Sea's town centre, seafront and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 23' x 11'9 Lounge Diner
- 11'2 x 9' Kitchen
- Four Piece Bathroom Suite
- Gas Central Heated (n/t)
- Fully Double Glazed
- Approximately 35' Rear Garden
- Off Street Parking
- No Onward Chain
- EPC Rating D



**Price £250,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

#### ENTRANCE PORCH

Radiator. Double glazed windows to side. Wooden glazed door leading to;

#### LOUNGE DINER

23' x 11'9

Wall mounted electric fireplace (not tested). Radiator. UPVC double glazed sliding door leading to rear garden. Door to Stairflight leading to first floor landing. Door to;





## KITCHEN

11'2 x 9'

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer ceramic sink unit with stainless steel mixer tap. Inset four ring gas hob with extractor hood above (not tested). Integrated oven. Integrated dishwasher. Space and plumbing for washing machine and space for fridge freezer. Fully tiled. UPVC double glazed door leading to side garden. Radiator. Double glazed window to rear.



## FIRST FLOOR LANDING

Loft access. Radiator. Double glazed window to side. Door to;

## BEDROM ONE

12' x 10'4

Radiator. Double glazed window to front.



## BEDROOM TWO

10'7 x 10'

Airing cupboard. Radiator. Double glazed window to rear.



## BEDROOM THREE

9'6 x 8'9

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 attachment above. Fully tiled. Radiator. Double glazed windows to side and rear.



## OUTSIDE - FRONT

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



## GARAGE

Up and over door.



### OUTSIDE- REAR

Patio paved area with remainder being laid to lawn. Enclosed by panelled fencing. Side pedestrian access leading to front.



### BA 1124

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: N/A

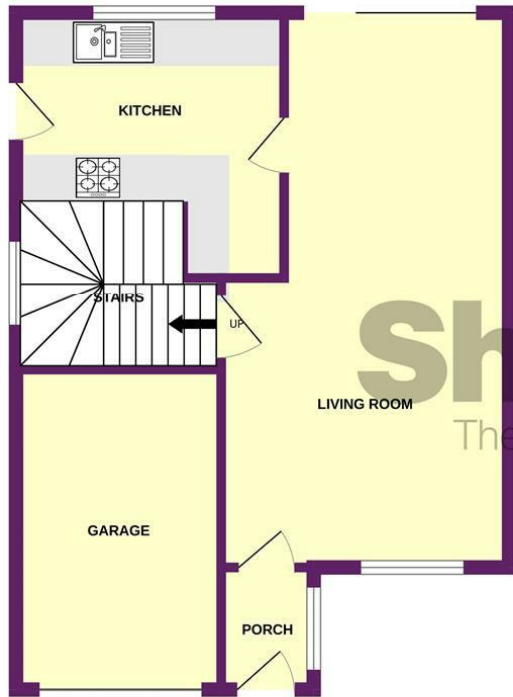
Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone & Broadband): No

Non-Standard Property Features To Note: N/A

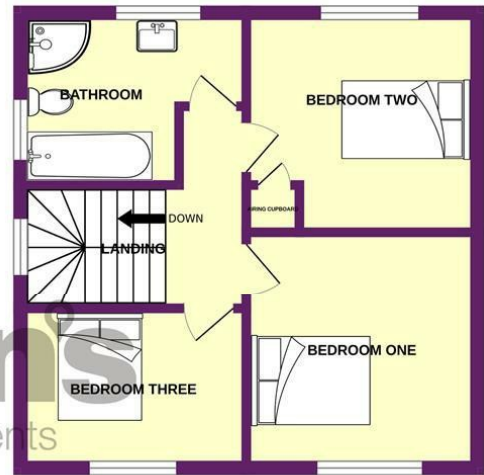
### Particular Disclaimer

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



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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