

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



## Harwich Road Little Clacton, CO16 9PZ

Situated in this countryside setting, offering extensive and far reaching field views, Sheen's are pleased to offer for sale this 1900's THREE BEDROOM SEMI-DETACHED COTTAGE. The current vendor has lovingly modernised the home with a modern fitted kitchen and double glazed windows boasting amazing views. Thorpe-le-Soken's train station is located within a third of a mile, and with Clacton-on-Sea's town centre, seafront and mainline railway station approximately 5 miles away

- Three Bedrooms
- 19'4 Lounge Diner
- 14' Modern Fitted Kitchen
- Four Piece Bathroom Suite
- Double Glazed Windows
- Gas Central Heated (n/t)
- Farmland Views
- Off Street Parking
- Council Tax Band B
- EPC Rating C



**Offers In Excess Of £270,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Composite double glazed entrance door to;

### ENTRANCE PORCH

Further door leading to;

### LOUNGE DINER

19'4 x 14'1

Double glazed windows to front and side. Radiator. Multi-fuel log burner (not tested). Stairflight to first floor. Open access to;





## KITCHEN

14'1 x 11'2

Fitted in 2023, and comprising of; Solid oak work surfaces with inset one and a half bowl single drainer and ceramic sink unit. Inset five ring gas hob. Built in oven and microwave. Integrated fridge freezer, washing machine and wine cooler. All appliances not tested. Wall mounted gas boiler concealed in cupboard (not tested). Selection of matching royal blue modern cabinets with brushed cooper trim. Brick splash back. Underfloor heated. Double glazed window to rear offering farmland views. Double glazed door leading to garden.



## FIRST FLOOR LANDING

Loft access. Doors to;

## BEDROOM ONE

13'1 x 10'

Two double glazed windows to front offering farmland views. Radiator. Built in wardrobes with matching dressing table area.



## BEDROOM TWO

11'3 x 7'3

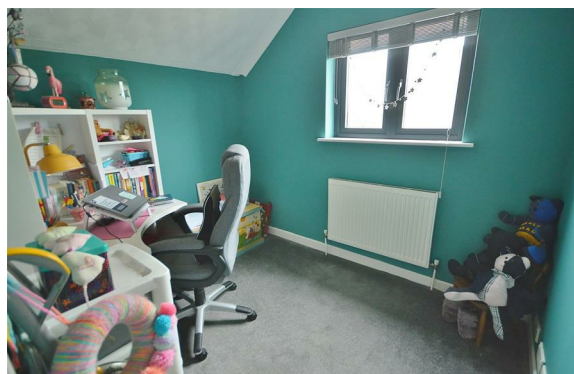
Double glazed window to rear offering farmland views. Radiator.



## BEDROOM THREE

9' x 7'3

Double glazed window to side. Radiator.



## BATHROOM

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



## OUTSIDE - REAR

Measuring approx. 30' and commencing with patio area. Mainly laid to lawn with railway sleeper borders. Brick built storage shed/work shop with power and light connected. Enclosed by panelled fencing. Side pedestrian access to front via side gate.



## OUTSIDE - FRONT

Block paved garden providing off street parking for numerous vehicles.

### LE 0225

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: B

Any Additional Property Charges:

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

Mobile (Outside) -

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Broadband - Superfast up to 80mb

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.

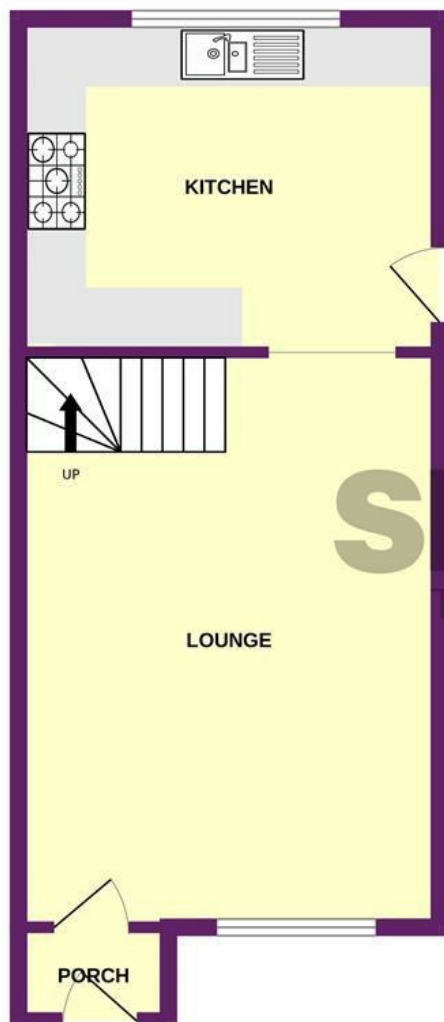
### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

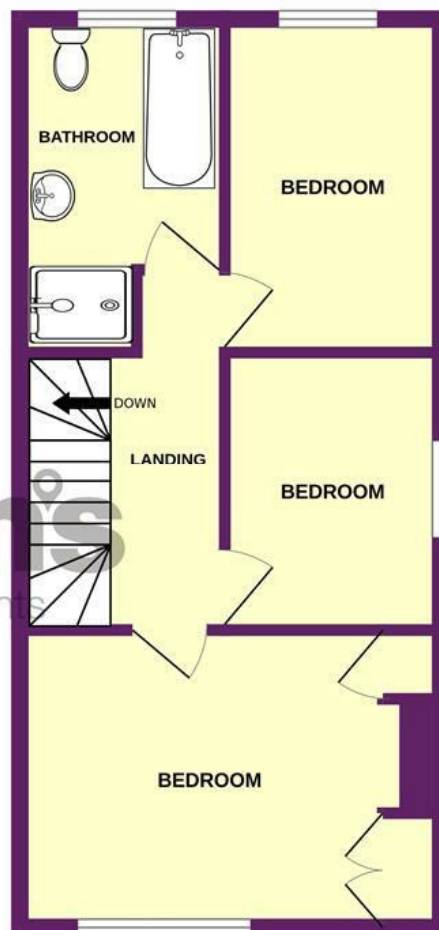


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GROUND FLOOR



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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