



## Knox Road Clacton-On-Sea, CO15 3SH

Offered with NO ONWARD CHAIN Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM MID-TERRACED HOUSE situated in an established non-estate position. The property is located within 300 yards of local shopping facilities and approximately one and a quarter miles from Clacton-on-Sea's town centre, sea front and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 14'8 x 11' Lounge
- 16'9 x 12'2 Kitchen
- 10'11 x 3'10 Utility Room
- Four Piece Bathroom Suite
- Majority Double Glazed
- Gas Central Heating (n/t)
- No Onward Chain
- Council Tax Band B
- EPC Rating C

**Price £215,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE HALL

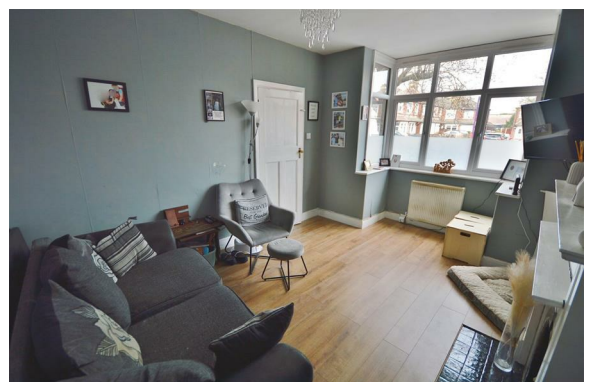
Understairs storage cupboard. Stairflight to first floor. Radiator. Door to;



### LOUNGE

14'8 into bay x 11'

Open feature fireplace with wooden fire surround. Radiator. Double glazed bay windows to front.



## KITCHEN

16'9 x 12'2

Fitted kitchen suite comprising; Laminated square edge work surfaces with inset single bowl and single drainer sink unit with mixer tap. Inset four ring hob with oven under and extractor hood above (not tested). Selection of matching wall units with matching cupboards and drawers at both eye and floor level. Space and plumbing for dishwasher. Space for fridge and freezer. Open fireplace with wooden fire surround. Radiator. Larder cupboard. Double glazed window to rear. UPVC double glazed door leading to rear garden. Open access to Utility Room.



## UTILITY ROOM

10'11 x 3'10

Wall mounted gas combination boiler (not tested). Space and plumbing for white goods appliances. Two glazed windows to side.



## FIRST FLOOR LANDING

Loft access. Door to;

### BEDROOM ONE

12'9 x 10'8

Fireplace with wooden fire surround. Radiator. Double glazed window to front.



### BEDROOM TWO

12'9 x 10'4

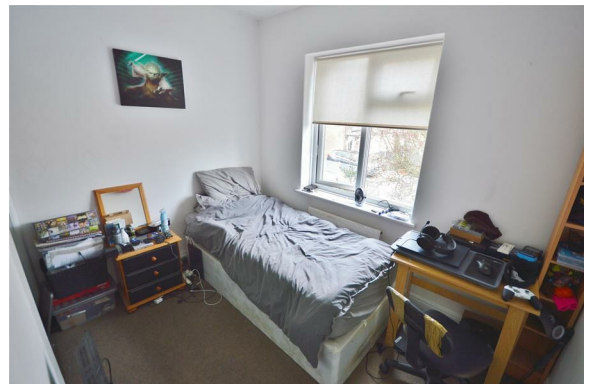
Fireplace with wooden fireplace. Radiator. Double glazed window to rear.



### BEDROOM THREE

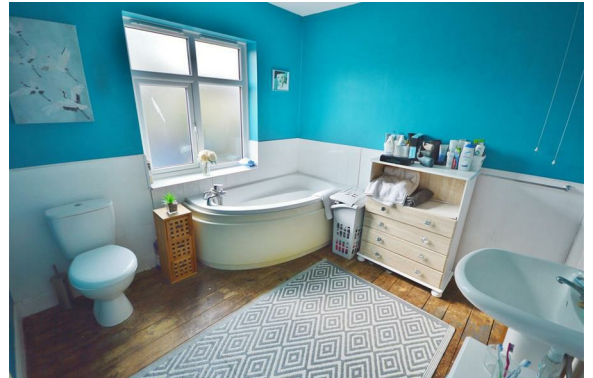
5'5 x 7'2

Walk in wardrobe. Radiator. Double glazed window to front.



### FOUR PIECE BATHROOM SUITE

Four piece white suite comprising; Low level W.C. Pedestal hand wash sink basin with stainless steel mixer tap. Corner bath with stainless steel mixer tap and shower head attachment. Step-in shower cubicle with wall mounted electric shower and shower attachment above (not tested). Partly tiled. Radiator. Double glazed window to rear.



### OUTSIDE - FRONT

Patio paved path leading to front entrance. Side pedestrian access leading to rear. Remainder being stone shingled.



## OUTSIDE - REAR

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



## BA 0325

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: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage (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.

### Draft Details

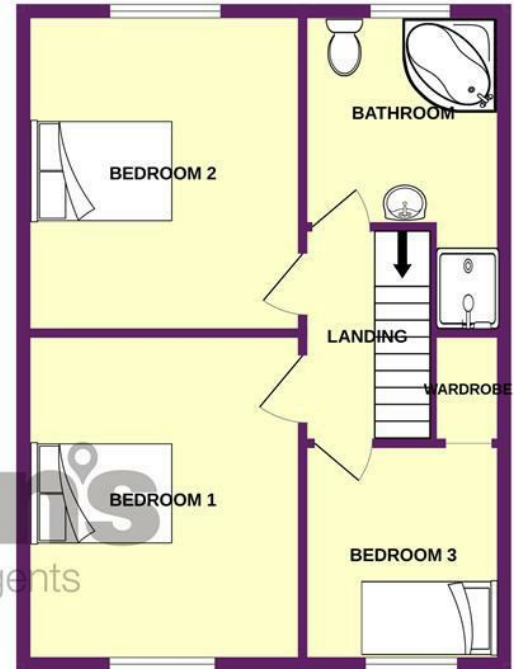
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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.  
Made with Metropix ©2025

## 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

