



## Thomas Road Clacton-On-Sea, CO15 3JB

Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE. The property is located approximately half a mile from Clacton-on-Sea's mainline railway station, and being within one mile of Clacton-on-Sea's town centre and Seafront. This property benefits from having Two bathrooms and space for multiple vehicles on the driveway. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 15'4 x 10'10 Lounge
- 11' x 10' Dining Room
- First Floor Bathroom
- Ground Floor Shower Room
- Fully Double Glazed
- Gas Central Heating (n/t)
- Off Street Parking
- No Onward Chain
- EPC Rating TBC Council Tax B



**Price £225,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

#### ENTRANCE PORCH

5'1 x 2'6

Further part leaded light and stained glass effect wooden entrance door to:

#### ENTRANCE HALLWAY

9'3 x 5'6

Stair flight to first floor. Under stairs storage cupboard. Wood effect flooring. Radiator. Door to:



#### LOUNGE

15'4 narrowing to 11'9 x 10'10 narrowing to 7'1

Feature fireplace with decorative tiled hearth and backing with inset gas fire (not tested) Wood effect flooring. Radiator. Double glazed window to front and side. Open access to Dining Room.



## DINING ROOM

16'5" narrowing to 6' x 11' narrowing to 8'

Radiator. Wood effect flooring. Double glazed window to side.  
Open access to kitchen. Doors to Ground Floor Shower Room.



### GROUND FLOOR SHOWER ROOM

Three piece white suite comprising low level W.C. Pedestal hand wash basin. Shower cubicle with wall mounted electric shower (not tested). Fully tiled walls. Radiator. Double glazed window to side.



## KITCHEN

10'7" narrowing to 8' x 7'

Kitchen area comprises range of dual colour cream and aubergine gloss fronted units. Granite effect square edge work surfaces with tiled splashbacks. Range of matching wall mounted units with cupboards and drawers below. Space for under counter fridge and freezer. Space and plumbing for washing machine. Inset electric hob with extractor hood above. Inset high level double electric oven (all appliances not tested). Inset one and a half bowl single drainer sink unit with mixer tap. Double glazed window to side. Double glazed double doors to Conservatory.



## CONSERVATORY

11'8" x 8'5"

Part brick built with vaulted poly-carbonate roof. Tiled flooring. Fully double glazed. Radiator. Double glazed door to side. Double glazed French style doors to garden.



## FIRST FLOOR LANDING

8'3 x 6'

Double glazed window to side. Loft access. Doors to:



## BEDROOM ONE

12' narrowing to 8' x 10'4 narrowing to 7'4

Wood effect flooring. Radiator. Double glazed window to rear.



## BEDROOM TWO

11'1" narrowing to 8' x 8'7" narrowing to 7'1"

Wood effect flooring. Radiator. Double glazed window to front.



## BEDROOM THREE

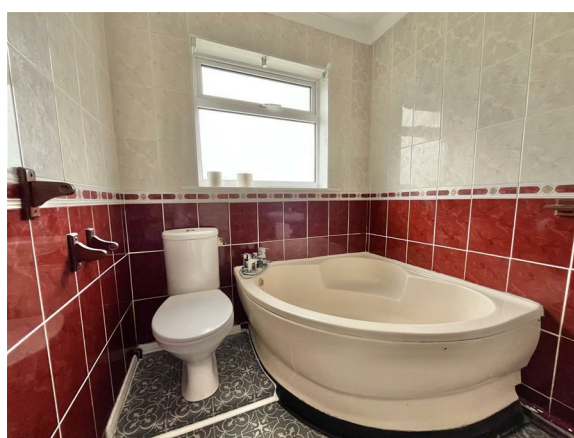
9' narrowing to 8'4" x 8'5"

Wood effect flooring. Radiator. Double glazed window to front.



## BATHROOM

Fitted with a three piece white suite. Comprising pedestal hand wash basin. Low level W.C. Corner panel bath with mixer tap. Radiator. Fully tiled walls. Double glazed window to rear.



## OUTSIDE FRONT

Block paved driveway providing off street parking for numerous vehicles. Part enclosed by panel fencing. Gate gives side pedestrian access to rear garden.



## OUTSIDE REAR

Approx 38' max rear garden which tapers to a point. Mainly laid to lawn. Hard standing patio area, Enclosed by [panel fencing.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

## JB 0925

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## Particular Disclaimer

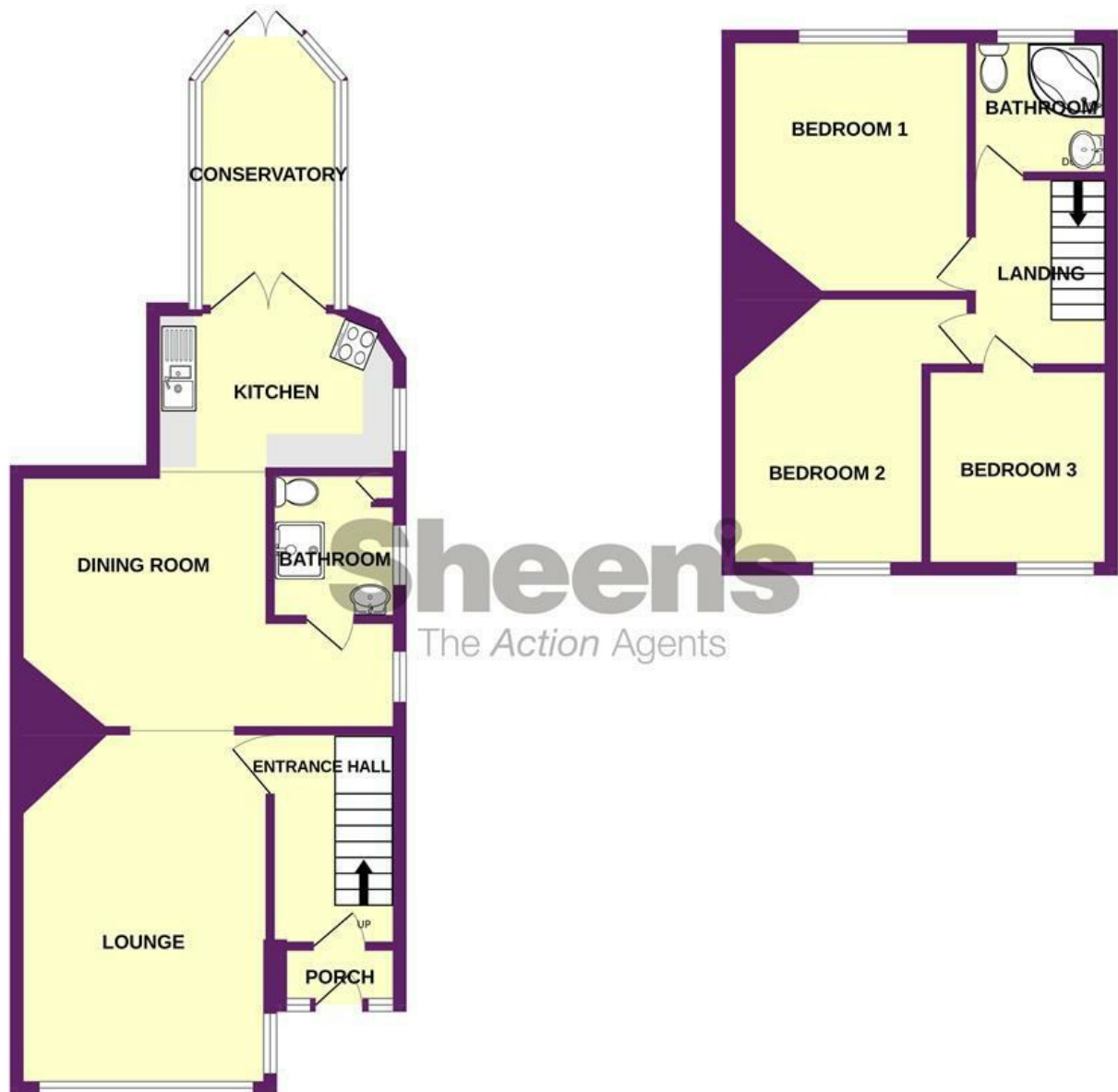
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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.  
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## Selling properties... not promises

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**Sheen's**  
The Action Agents