

Property details approval form

1 St. Andrews Road, Clacton-On-Sea, Essex, England, CO15 3AS

Date: 01 December 2025

Property Ref and Version: CCH308711 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details approval form

1 St. Andrews Road, Clacton-On-Sea, Essex, England, CO15 3AS

Date: 01 December 2025

Property Ref and Version: CCH308711 - 0001

○ Price

£240,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > NO ONWARD CHAIN
- > TWO RECEPTION ROOMS
- > THREE BEDROOMS
- > REAR GARDEN
- > CLOSE TO AMENITIES
- > CLOSE TO TRAIN STATION

○ Short Description

Situated within easy reach of Clacton town centre and Clacton train station, this three bedroom home offered to the market with no onward chain.

○ Long Description

Situated within easy reach of Clacton town centre and Clacton train station, this three bedroom home offered to the market with no onward chain.

Comprising an entrance hall, lounge, dining room and a fitted kitchen. The first floor offers three bedrooms and family bathroom. Externally the property benefits from a rear garden.

Ideal for a first time buyer or investor as the home is nearby to a wealth of amenities and a good option for those looking to commute to London.

Please call Connells to arrange your viewing.

○ Directions

Property details **approval form**

1 St. Andrews Road, Clacton-On-Sea, Essex, England, CO15 3AS

Date: 01 December 2025

Property Ref and Version: CCH308711 - 0001

○ **Agents Note**

Property details approval form

1 St. Andrews Road, Clacton-On-Sea, Essex, England, CO15 3AS
Date: 01 December 2025 Property Ref and Version: CCH308711 - 0001

○ Room Description

- Entrance Hall
- Lounge
11' 11" x 14' 3" (3.63m x 4.34m)
- Dining Room
9' 10" x 12' 1" (3.00m x 3.68m)
- Kitchen
8' 9" x 14' 1" (2.67m x 4.29m)
- First Floor
- Bathroom
- Bedroom Three
5' 11" x 9' 1" (1.80m x 2.77m)
- Bedroom Two
9' 8" x 12' 2" (2.95m x 3.71m)
- Bedroom One
14' 2" x 15' 3" (4.32m x 4.65m)

Property details **approval form**

1 St. Andrews Road, Clacton-On-Sea, Essex, England, CO15 3AS
Date: 01 December 2025 **Property Ref and Version:** CCH308711 - 0001

○ Room Description

Property details **approval form**

1 St. Andrews Road, Clacton-On-Sea, Essex, England, CO15 3AS
Date: 01 December 2025 **Property Ref and Version:** CCH308711 - 0001

○ Room Description

Property details approval form

1 St. Andrews Road, Clacton-On-Sea, Essex, England, CO15 3AS

Date: 01 December 2025

Property Ref and Version: CCH308711 - 0001

○ Property Images



Property details approval form

1 St. Andrews Road, Clacton-On-Sea, Essex, England, CO15 3AS

Date: 01 December 2025

Property Ref and Version: CCH308711 - 0001

○ Property Images



Property details **approval form**

1 St. Andrews Road, Clacton-On-Sea, Essex, England, CO15 3AS

Date: 01 December 2025

Property Ref and Version: CCH308711 - 0001

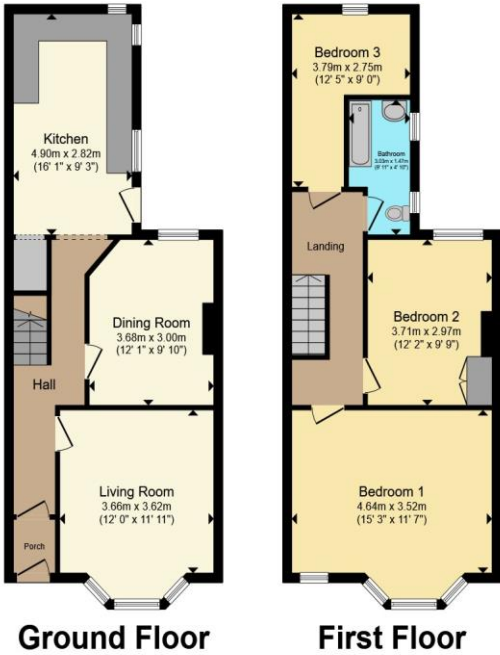
○ Property Images



Property details approval form

1 St. Andrews Road, Clacton-On-Sea, Essex, England, CO15 3AS
Date: 01 December 2025 Property Ref and Version: CCH308711 - 0001

Floor Plan



Total floor area 100.7 m² (1,084 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

Signature		Date
Charles Russell		
Dr E. Damien		