

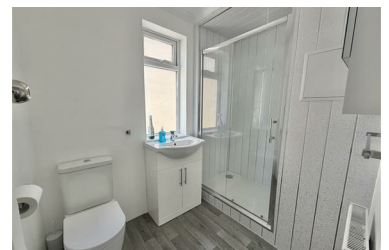


Carrs Road Clacton-On-Sea, CO15 3EU

Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE. The house benefits from being offered with NO ONWARD CHAIN and poses the perfect opportunity for buy-to-let investors and first-time buyers. The house is located a mere 900 metres from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. The property is situated approximately 0.8 miles from Clacton-on-Sea's regenerated beaches and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **Lounge 12'2 x 9'10**
- **Kitchen/Diner 15'4 x 10'4 max**
- **En-Suite**
- **Gas Central Heating (n/t)**
- **Garage**
- **Approx 45' Garden**
- **No Onward Chain**
- **Council Tax Band B**
- **EPC Rating D**

Price £245,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

PORCH

Double glazed door to:

ENTRANCE HALL

Stair flight to first floor. Cupboard housing gas combination boiler. Double glazed window to side. Radiator. Door to:

LOUNGE

12'2 x 9'10

Built in fireplace. Radiator. Double glazed bay window to front.



KITCHEN/DINER

15'4 x 10'4 max

Under stair storage cupboard. Radiator. Double glazed double doors to garden. Double glazed window to rear. Fitted kitchen suite comprising: Granite effect rolled edge work surfaces with white wall mounted cabinets with a range of cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Space for cooker with extractor hood above. Space for fridge freezer. Space for washing machine. (All appliances not tested).



FIRST FLOOR LANDING

Radiator. Loft access. Door to:

BEDROOM ONE

10'5 x 10'0

Radiator. Double glazed bay window to front. Door to:



EN-SUITE

7'6 x 4'11

Three piece suite comprising: Low level W.C. Vanity wash hand sink basin with cupboards below. Jacuzzi style bath with shower attachment above. Double Glazed window to front.



BEDROOM TWO

8'5 x 7'11

Radiator. Double glazed window to rear.



BEDROOM THREE

7'11 x 7'0

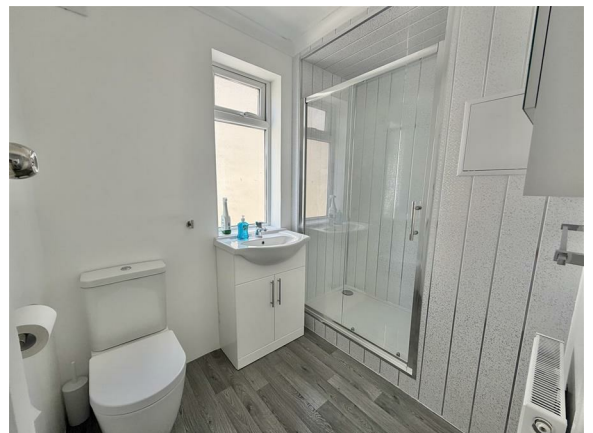
Radiator. Double glazed window to rear.



SHOWER ROOM

7'7 narrowing to 5'2 x 5'7

Three piece suite comprising: Low level W.C. Vanity wash hand sink basin with cupboards below. Double step in shower cubical with wall mounted electric shower (not tested). Radiator. Double glazed window to side.



OUTSIDE REAR

Majority paved patio area with remainder being laid to lawn. Enclosed by panel fencing. Side access to front. Access to Garage.



GARAGE

Paved patio pathway leading to garage. Up and over door.



OUTSIDE FRONT

Fully paved patio area enclosed by panel fencing. Side access to rear.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band; B Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

JB 07/26

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.

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.

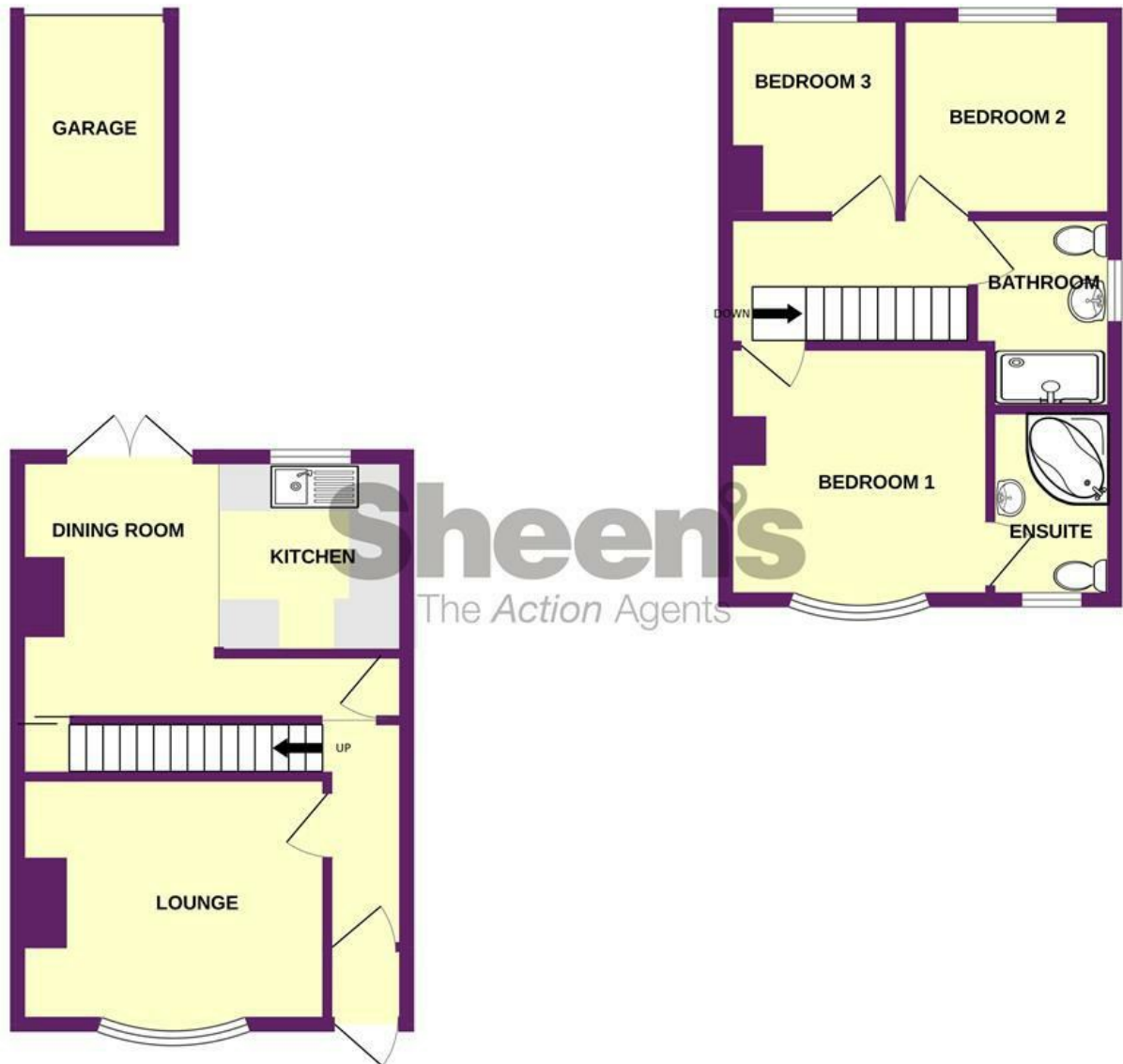
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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