



## Page Road Clacton-On-Sea, CO15 3AE

Located on the fringes of Clacton's town centre, is this beautiful THREE BEDROOM SEMI-DETACHED HOUSE being offered with No Onward Chain. Clacton's mainline railway station is positioned within three hundred yards with Clacton's town centre and regenerated beaches & sea front being approximately one quarter of a mile away. It is in the Valuer's Opinion that an Internal Inspection is Highly Recommended to Appreciate the Accommodation, Decor & Character On Offer.

- Three Bedrooms
- 15' x 12'2 Max Lounge
- 12'2 x 11'9 Dining Room
- 10'5 x 9'3 Conservatory
- 6'1 Fitted Kitchen
- Ground Floor W.C.
- Gas Central Heating (n/t)
- Three Piece Bathroom
- Approx 50' South Facing Garden
- EPC Rating TBC & Council Tax B



**Price £240,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door to:

### ENTRANCE PORCH

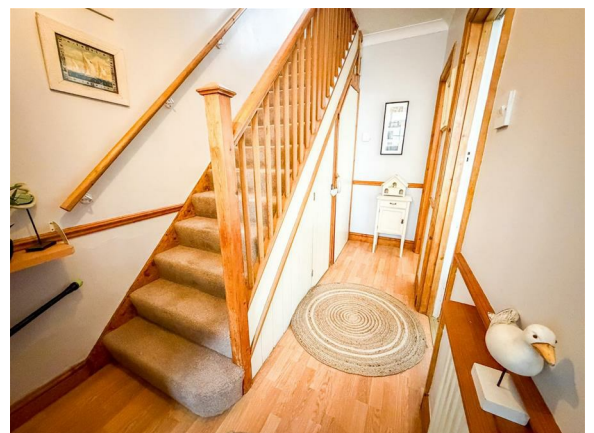
8'3 x 2'6

Double glazed windows to front. Tiled flooring. Multi panel glazed hard wood entrance door to entrance hallway.



### ENTRANCE HALLWAY

Stair flight to first floor with built in under stairs storage cupboard. Radiator. Dado rail. Wood effect flooring. Doors to:



### GROUND FLOOR W.C.

4' x 2'9

Fitted with a White suite comprises low level W.C. Corner vanity wash hand basin with cupboards below. Tiled splashbacks. Double glazed window to side.



## LOUNGE

15' into bay x 12'2

Feature fireplace. Picture rail. Radiator. Exposed wooden floor boards. Part leaded light and stained glass effect double glazed bay window to front with fitted shutter blinds.



OPEN PLAN KITCHEN/DINER



## DINING AREA

12'2 x 11'9

Feature fireplace. Picture rail. Radiator. Wood effect flooring. Open access to kitchen area. Double glazed double doors opening onto conservatory.



## KITCHEN AREA

8'3 x 7'11 max

Fitted with a range of Grey wood panel fronted units comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer ceramic sink unit with mixer tap and additional pull out spray tap. Inset five ring gas hob with extractor hood above. Under counter double electric oven. (All appliances not tested). Space and plumbing for slimline dishwasher. Under counter fridge space. Tiled splashbacks. Tiled flooring. Double glazed window to rear.



## CONSERVATORY

10'5 x 9'3

Edwardian style conservatory. Part brick construction with double glazed windows to sides and rear overlooking garden. Vaulted poly carbonate roof. Tiled flooring. Radiator. Double glazed double doors leading to rear garden.



## FIRST FLOOR LANDING

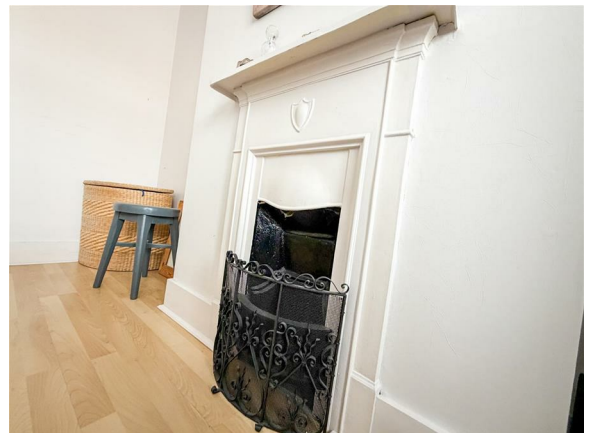
Double glazed window to side. Doors to:



## BEDROOM ONE

12'2 x 10'6 plus door recess

Ornamental fireplace. Wood effect flooring. Radiator. Part leaded light and stained glass effect double glazed window to front with fitted shutter blinds.



## BEDROOM TWO

12'3 max x 11'11

Ornamental fireplace. Wood effect flooring. Built in airing cupboard. Fitted wardrobes. Radiator. Double glazed window to rear with fitted shutter blinds.



### BEDROOM THREE

8'10 x 7'5

Radiator. Part leaded light and stained glass effect double glazed window to front with fitted shutter blinds.



### SHOWER ROOM

6'1 x 5'9

Fitted with a modern three piece White suite comprising corner shower cubicle. Low level W.C. Vanity wash hand basin with cupboards below. Fully tiled walls. Tile effect flooring. Chrome effect heated towel rail. Double glazed window to rear.



### OUTSIDE FRONT

Hard standing area providing off street parking. Shared side access pathway with private gate leading to rear garden.



## OUTSIDE REAR

Low maintenance rear garden which is mainly laid to paving with flower and shrub borders. Additional raised flower bed. Array of shrubs. Gate leads to additional garden area. Enclosed by panelled fencing.



### ADDITIONAL GARDEN AREA TO REAR

For ease of maintenance, the garden was sectioned off to leave an additional piece of garden to the rear which contains a greenhouse and a dilapidated shed.



### 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

### JE 04/26

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](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

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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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