



London Road Clacton-on-Sea, CO15 3SN

Situated on the fringe of Clacton's Town Centre, Sheen's are pleased to offer for sale this **THREE BEDROOM END-TERRACED HOUSE**. This home offers two reception rooms, Modern Kitchen & Bathroom, a Sun Lounge, a Ground Floor Cloakroom, and an approximate 60' rear garden. This property would make a great buy to let investment or first time purchase so call now to book your viewing!

- **Three Bedrooms**
- **Two Reception Rooms**
- **11'7"max Modern Fitted Kitchen**
- **Ground Floor Cloakroom**
- **Gas Central Heating (not tested)**
- **Majority Double Glazed**
- **Modern Three Piece Bathroom**
- **Approx 60' Rear Garden**
- **Fringe of Town Centre**
- **EPC Rating D & Council Tax B**



Price £230,000 Freehold

AGENTS NOTES

Please note the current tenant is due to leave very shortly - the marketing photos are from before the property was occupied. New Photos will be uploaded shortly once Vacant.

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

ENTRANCE HALLWAY

Stairflight to first floor. Understairs storage cupboard. Radiator. Doors to:



LOUNGE

12'4 x 11'

Double glazed window to front. Radiator.



DINING ROOM

11'1 x 8'8

Radiator. Double doors leading to Sun Lounge.



KITCHEN

11'5 max x 8'1

Comprises roll edged work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for cooker and washing machine. Selection of matching units at eye and floor level. Wall mounted gas boiler (n/t). Tiled flooring. Double glazed window to side. Window to rear. Door to:



SUN LOUNGE

10'1 x 8'6

Double glazed windows to rear and side. Gas heater (n/t). Tiled Floor. Door to garden.



GROUND FLOOR CLOAKROOM

Double Glazed window to side. Low level WC.



FIRST FLOOR



LANDING

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



BEDROOM ONE

11'3 x 11'

Double glazed window to front. Cast Iron fireplace with cupboards fitted on both sides. Radiator.



BEDROOM TWO

11'4 x 8'9

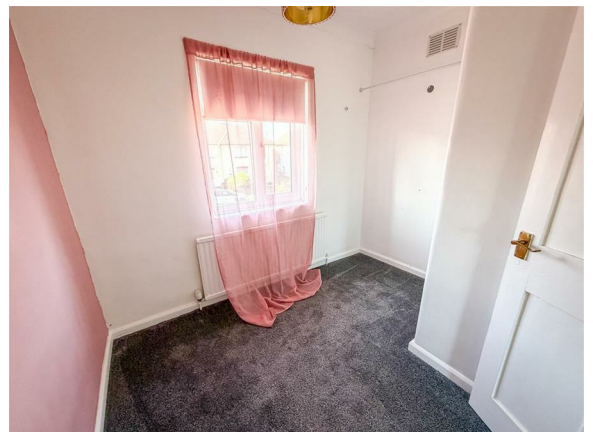
Double glazed window to rear. Cast Iron fireplace. Radiator.



BEDROOM THREE

8'9 max x 7'10

Double glazed window to front. Radiator.



BATHROOM

White suite. Low level WC. Pedestal hand wash basin. Panel Bath. Radiator. Double glazed window to side.



OUTSIDE REAR

60' approx

Measuring approximately 60'. Patio area with central path leading to outbuilding which is currently being used as a bar with power connected. Mature tree and shrub borders. Remainder laid to lawn. Access to front via side gate.



OUTSIDE FRONT

Mainly laid to shingle.



JE 0826

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

Material Information (Freehold Property)

Tenure: Freehold

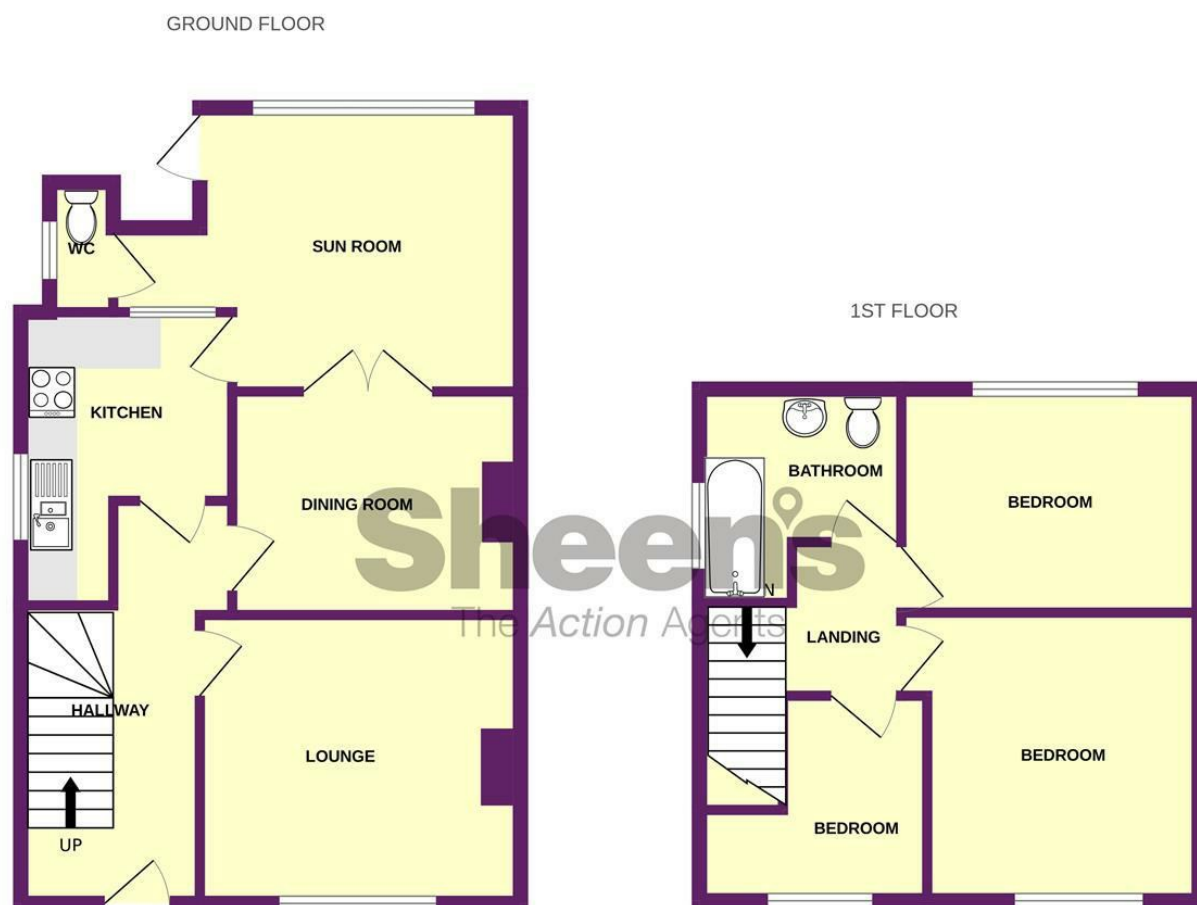
Council Tax: Tendring District Council; Council Tax Band ; Payable 2026/2027 £1731.31 Per Annum

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.



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

📍 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

