

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Mill Street St Osyth, CO16 8EJ

Sheens Estate Agents are pleased to offer this TWO BEDROOM MID-TERRACE HOUSE. This property is located in the popular village of 'St Osyth'. This property is conveniently located within 800 metres of St Osyth's Village. A viewing is high advised to appreciate the accommodation this property has to offer.

- Two Bedrooms
- 19'5 x 10'4 Lounge
- 14'10 x 9'8 nar to 9'5 Kitchen
- Electric Heating (n/t)
- Shower Room
- Fully Double Glazed
- Village Location
- EPC Rating TBC
- Council Tax Band B

Price £185,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

19'5 x 10'4

Stair flight up to first floor. Storage cupboard. Electric radiator. Open access to Kitchen.



KITCHEN

14'10 x 9'8 nar to 9'5

Fitted with cream fronted panelled units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset sink unit with mixer tap. Space and plumbing for washing machine. Integrated cooker. Four ring hob with extractor fan above. Space for fridge freezer. Doors to shower room. Double glazed window to rear. Doors leading to outside rear.



BEDROOM ONE

11'1 x 9'2

Built in wardrobes. Electric radiator. Double glazed window to front.



BEDROOM TWO

8'0 x 7'11

Storage cupboard. Electric radiator. Double glazed window to rear.



SHOWER ROOM

Low level W/C. Vanity hand wash basin. Shower cubical with wall mounted shower attachment (not tested).



OUTSIDE REAR

Patio paved area. Laid to lawn. (Boundary fence is in need of being erected).



OUTSIDE FRONT



EH 03/26

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.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band - B ; Payable 2026/2027 £1788.33 Per Annum

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

Draft Details

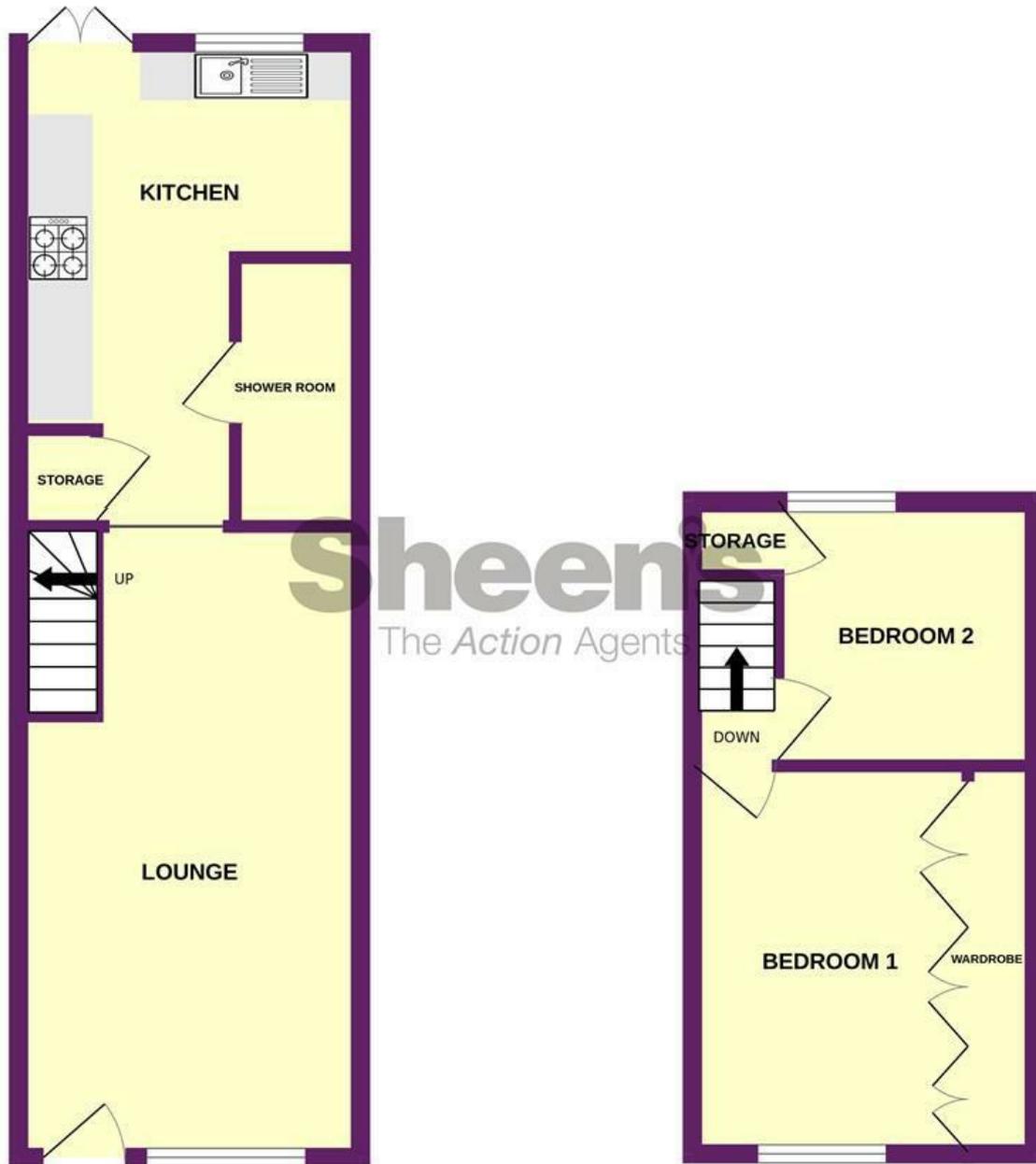
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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.

GROUND FLOOR

1ST FLOOR



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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