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



St. Osyth Road
Clacton-on-Sea, CO15 3BU

Being offered with No Onward Chain is this MODERN TWO BEDROOM SEMI-DETACHED HOUSE (Built Circa 2007) located in the Essex coastal town of Clacton-on-Sea. The property is conveniently situated within half a mile of Clacton's mainline railway station with the town centre and seafront approximately two thirds of a mile away. Presented in a clean and tidy decoration throughout an early internal inspection is highly advised.

- Two Bedrooms
- 15'6 x 11'8 Lounge
- 11'8 Fitted Kitchen
- Ground Floor W.C
- First Floor Four Piece Bathroom
- Gas Central Heating (n/t)
- Fully Double Glazed
- Approx 44' South Westerly Facing Garden
- No Onward Chain
- EPC TBC & Council Tax Band B







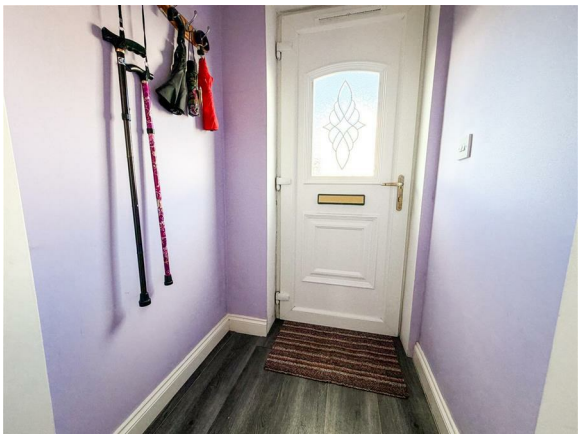
Price £199,995 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door to:

ENTRANCE PORCH



3'11 x 3'4

Wood effect flooring. Door to:

LOUNGE



15'6 x 11'8

Stair flight to first floor. Radiator. Double glazed window to front. Door to:



KITCHEN

11'8 x 7'9

Fitted with a range of wood effect fronted units comprises: Granite effect rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless sink unit with mixer tap. Inset four ring gas hob with under counter electric over and stainless steel extractor hood above (all appliances not tested). Space and plumbing for washing machine. Tall fridge freezer space. Tiled splash backs. Tiled flooring. Radiator. Door to:





INNER LOBBY

6'8 x 4'2

Tiled flooring. Radiator. Double glazed door leading to garden. Door to:



GROUND FLOOR CLOAK ROOM

6'8 x 4'5

Fitted with a white suite comprises: Low level W.C. Pedestal wash hand basin. Radiator. Tiled flooring. Wall mounted gas combination boiler (not tested). Double glazed window to rear.



FIRST FLOOR LANDING

Loft access. Radiator. Door to:



BEDROOM ONE

12'5 max x 11'8 max

Radiator. Double glazed window to front.





BEDROOM TWO

8'3 x 7'10

Radiator. Double glazed window to rear.



BATHROOM

9'0 x 6'8

Fitted with a four piece white suite comprising: Panel bath. Independent shower cubical with integrated shower. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Extractor fan (not tested). Tiled flooring. Radiator. Double glazed window to rear.



OUTSIDE FRONT

Block paved front garden. Gate providing side pedestrian access to outside rear garden.



OUTSIDE REAR

Approximately 44' south westerly facing rear garden. Block paved patio area with the remainder being laid to lawn. Shrub boarders. Timber storage shed. Enclosed by panel fencing. Outside tap.





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

SF 10/26

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.



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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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