



## Jameson Road Clacton-On-Sea, CO15 2AP

Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE situated in an established non-estate position. The property is located within a quarter of a mile from local shopping amenities and approximately one and a half miles away from Clacton-on-Sea's Town Centre, Seafront and Mainline Railway Station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 27'4 x 11'2 Lounge/Diner
- 13'5 x 6'4 Kitchen
- Three Piece Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- Driveway Providing Off Street Parking
- Approximately 60' Rear Garden
- Council Tax Band B
- EPC Rating D

**Price £235,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE HALLWAY

Stair flight to first floor. Under stairs storage cupboard housing wall mounted gas combination boiler (not tested). Radiator. Door to:





## LOUNGE/DINER

27'4 into bay x 11'2

Inset electric feature fireplace with a wooden fire surround. Two radiators. Double glazed bay window to front. UPVC double glazed sliding doors leading to the rear garden. Double doors leading to:



## KITCHEN

13'5 x 6'4

Fitted kitchen suite comprising laminated square edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring gas hob with oven under and extractor hood above (not tested). Integrated fridge and freezer. Integrated dish washer. Integrated washing machine. Selection of white gloss fronted wall units with cupboards and draws at both eye and floor level. Radiator. Double glazed window to side and rear.



## FIRST FLOOR LANDING

Double glazed window to side. Door to:



### BEDROOM ONE

12'2 x 8'11

Built in wardrobes with mirror fronted sliding doors. Radiator. Double glazed window to front.



### BEDROOM TWO

11'11 x 10'10

Airing cupboard. Radiator. Double glazed window to rear.



### BEDROOM THREE

7'11 x 6'6

Radiator. Double glazed window to front.



### THREE PIECE BATHROOM SUITE

Three piece white suite comprising low level W.C. Pedestal hand was sink basin. Panelled bath. Fully tiled. Loft access. Radiator. Double glazed window to rear.





### OUTSIDE - FRONT

Hard standing area providing off street parking. Side pedestrian access leading to outside rear.



### OUTSIDE - REAR

Patio paved area with the remainder being left laid to lawn. Enclosed by panelled fencing. Borders are lined with flowers and shrubs. Side pedestrian access leading to outside front.



### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: N/A

### BA 06/25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

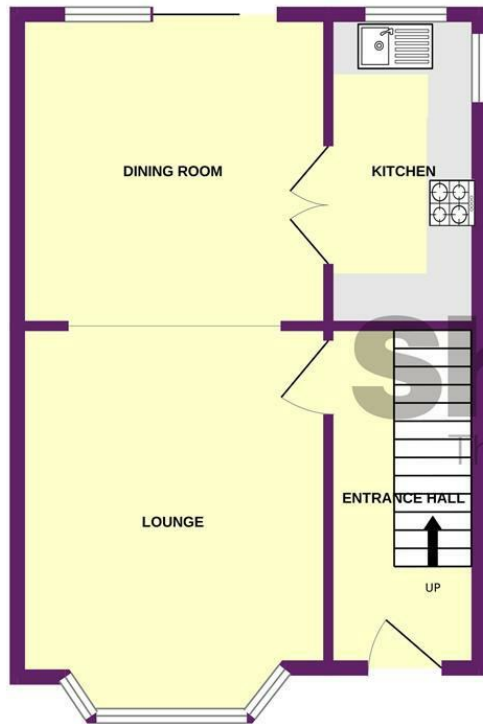
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### Particular Disclaimer

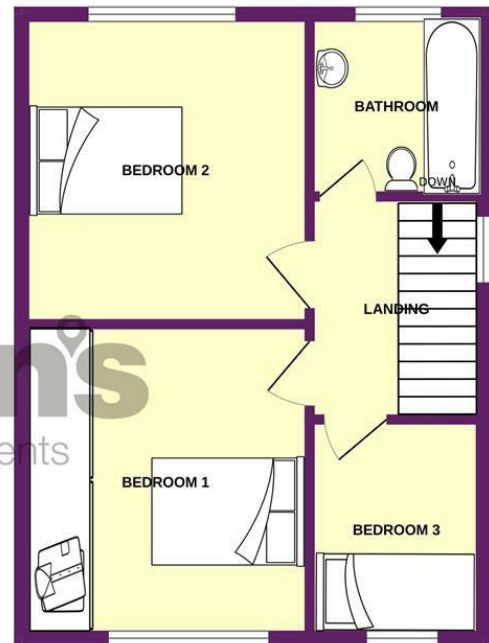
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GROUND FLOOR



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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**Sheen's**  
The Action Agents

