

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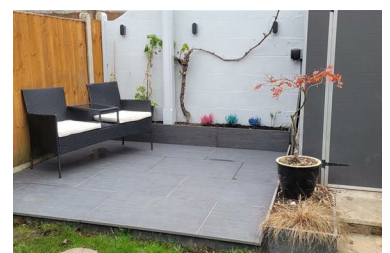
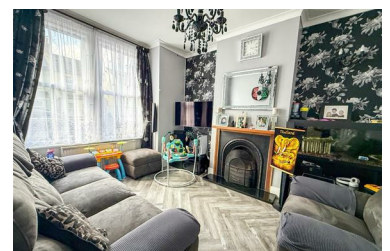
**Sheen's**  
The Action Agents



## Dudley Road Clacton-On-Sea, CO15 3DN

This beautifully modernised Three Bedroom Mid-Terraced Home offers generous and flexible living space in the heart of Clacton-on-Sea. Perfectly suited for first-time buyers, this property combines character, comfort, and future potential— with town centre mainline train station with its direct links to London Liverpool Street within half a mile and the prestigious seafront under three quarters of a mile away. This property offers excellent scope for future expansion and development (subject to planning permissions). This property is a rare find for first-time buyers seeking a home with room to grow, great outdoor space, and strong transport links. Early viewing is highly recommended to appreciate the accommodation and potential on offer.

- Three First Floor Double Bedrooms
- Ground Floor Study
- Two Reception Rooms
- Modern Fitted Kitchen
- Contemporary Bathroom
- Double Glazed Conservatory
- Gas Central Heating (n/t)
- South Westerly Facing Garden
- Double Glazed Sash Windows Throughout
- EPC Rating D & Council Tax B



**Price £220,000 Freehold**

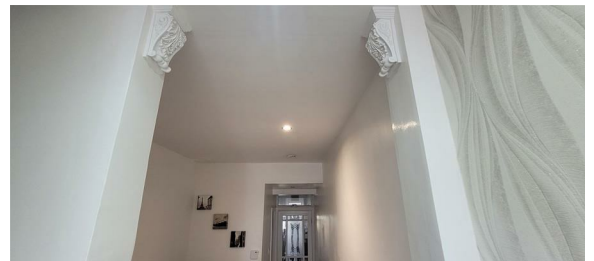
### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite entrance door to Entrance Hallway.

#### ENTRANCE HALLWAY

Grey wood panel effect PVC core insulated flooring. Radiator. Stair flight to first floor. Open access to Dining Room. Door to Lounge.





## LOUNGE

12'11 into bay x 10'3

Feature fireplace. Grey wood panel effect PVC core insulated flooring. Radiator. Double glazed sash window to front.



## DINING ROOM

9'1 plus recess x 6'4

Grey wood panel effect PVC core insulated flooring. Radiator. Doors to Bedroom Four/Study, Bathroom & Kitchen.



## STUDY/OFFICE

10'1 x 7'4

Grey wood panel effect PVC core insulated flooring. Built in under stairs storage cupboard. Radiator. Double glazed sash window to rear.



## BATHROOM

Fitted with a stylish modern three piece contemporary white bathroom suite. Comprises concealed cistern low level W.C. Vanity wash hand basin with storage drawers below. Part tiled walls. Grey wood panel effect PVC core insulated flooring. Heated towel rail. Double glazed window to side.



## KITCHEN

9'8 x 9'1 max.

Fitted with a range of modern grey gloss fronted kitchen units. Square edge stone effect work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit with flexible wash mixer tap. Tiled flooring. Wall mounted heat recuperating gas combination boiler (not tested). Double glazed window to rear. Double glazed door to Conservatory.





## ALTERNATE VIEW OF KITCHEN



## CONSERVATORY

9'6 x 7'

Double glazed windows to sides and rear overlooking south westerly facing rear garden. Poly-carbonate roof. Tiled flooring. Double glazed sliding patio doors to rear garden.



## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE

14' x 11'8 max

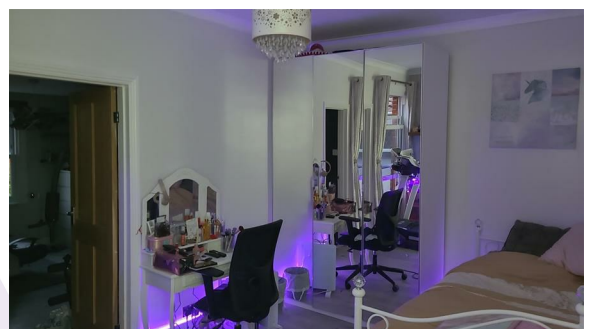
Feature ornamental cast iron fireplace. Built in cupboard. Radiator. Two double glazed sash windows to front.



## BEDROOM TWO

14'1 x 9'2

Radiator. Double glazed sash window to rear. Door to Inter-connecting Bedroom Three.





### BEDROOM THREE

15' x 9'9

Tall designer radiator. Double glazed sash window to rear.



### OUTSIDE - FRONT

Small front paved front garden part enclosed by small brick wall and composite panel fence. Slate shingle border.



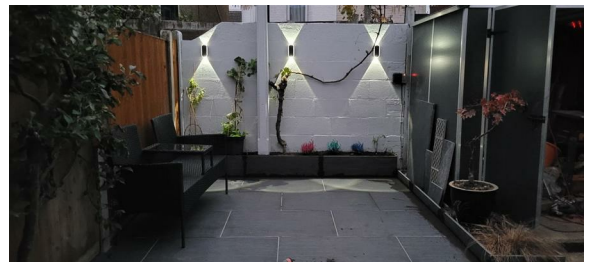


## OUTSIDE - REAR

Approx 28' South westerly facing Rear garden is mainly laid to lawn. Enclosed by panel fencing.



## ALTERNATE VIEW OF GARDEN



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

## JE 0725

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

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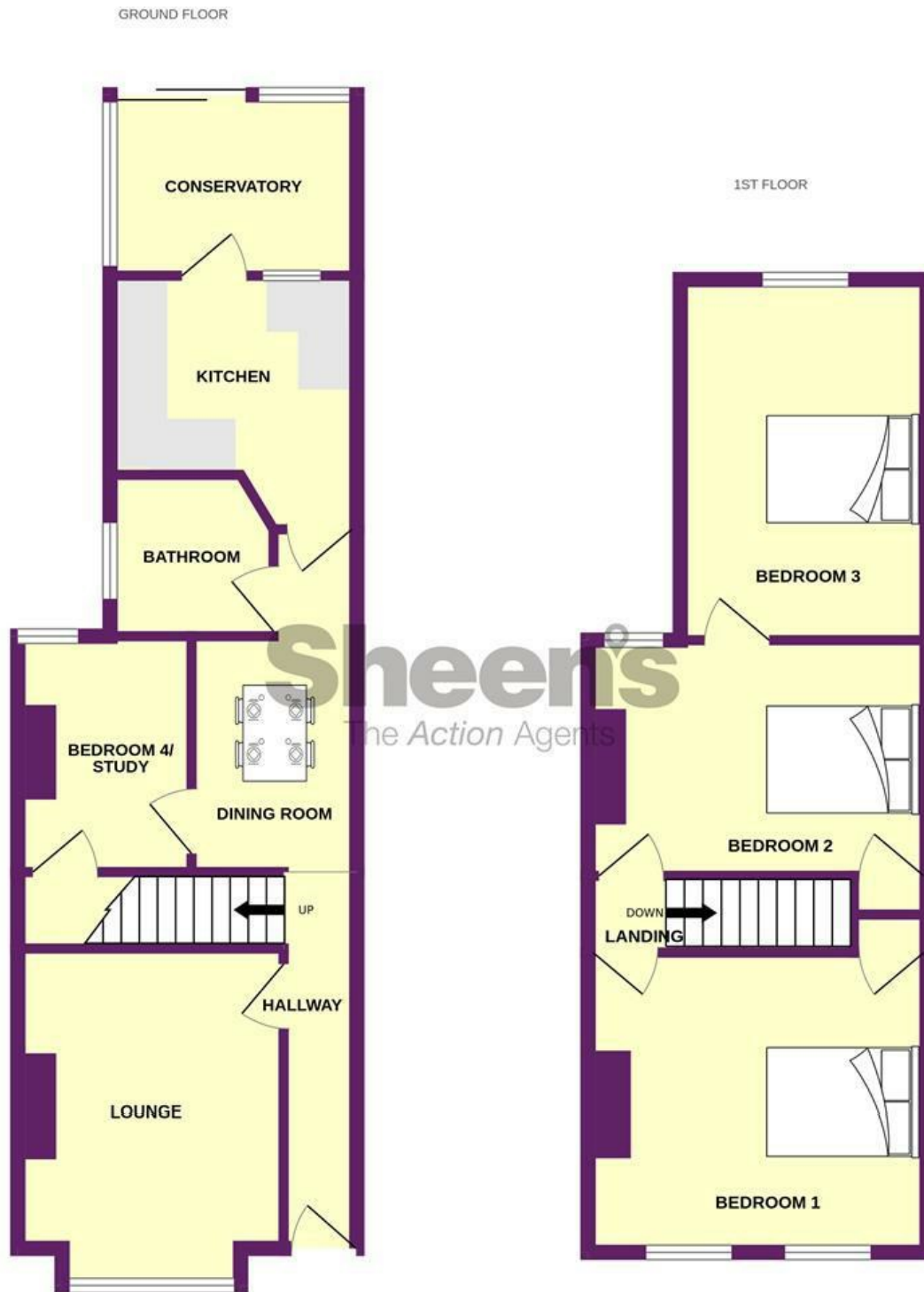
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These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.







## Selling properties... not promises

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