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Sheen's
The *Action* Agents



Auger Road
Clacton-On-Sea, CO16 9GN

** GUIDE PRICE £230,000 to £250,000 ** Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE. The property is located in Little Clacton and was built in 2021. The property benefits from having an En-Suite shower room and down stairs W.C. The property is situated within Two miles from Clacton-on-Sea's mainline railway station with its links to London Liverpool Street. It is also within Two and a half miles of Clacton-on-Sea's regenerated Seafront. An internal inspection is highly recommended to appreciate the accommodation on offer.

- Three Bedrooms
- 14'10 x 11'10 Lounge
- 15'3 x 8'10 Kitchen/Diner
- Bathroom
- En-Suite Shower Room
- Approximate 40' Rear Garden
- Off Street Parking
- No Onward Chain
- Council Tax Band
- EPC Rating B







Guide Price £230,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to entrance hallway,

ENTRANCE HALLWAY

Stairflight to first floor. Radiator. Door to:



LOUNGE

14'10 x 11'10

Under stairs storage. Radiator. Double glazed windows to front. Door to:





KITCHEN/DINER

15'3 x 8'10

Modern fitted kitchen suite comprising laminated rolled edge work surfaces with inset one and a half bowl 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). Selection of wall units with cupboards and drawers at both eye and floor level. Integrated fridge and freezer. Integrated dishwasher. Tiled splashbacks. Radiator. Double gazed windows to rear. UPVC Double glazed French doors to:





CONSERVATORY

9'7 x 8'1

Fully double glazed. UPVC Double glazed sliding door leading to the rear garden.



GROUND FLOOR W.C

Comprises a low level W.C. Pedestal wall mounted hand wash sink basin with stainless steel mixer tap. Radiator. Double glazed window to front.



FIRST FLOOR LANDING

Storage cupboard. Loft access. Door to:

BEDROOM ONE

11'10 x 9'8

Storage cupboard. Radiator. Double glazed window to front. Door to:



EN-SUITE SHOWER ROOM

Three piece white suite comprising a low level W.C. Pedestal hand wash sink basin with a stainless steel mixer tap. Step in shower cubicle with wall mounted shower head attachment above. Partly tiled. Radiator. Double glazed window to front.



BEDROOM TWO

9'2 x 7'6

Radiator. Double glazed window to rear.



BEDROOM THREE

7'7 x 5'10

Radiator. Double glazed window to rear.



BATHROOM

Three piece white suite comprising: Low level W.C. Pedestal hand wash sink basin. Panelled bath with wall mounted shower head attachment above. Partly tiled. Radiator. Double glazed window to side.



OUTSIDE FRONT

Area being laid to lawn with path leading to Front Entrance Door. Side pedestrian access leading to:



OUTSIDE REAR

Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing. One wooden storage shed. Side pedestrian access leading to the outside front.





Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: TBC

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: N/A

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.

BA 05/26

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.

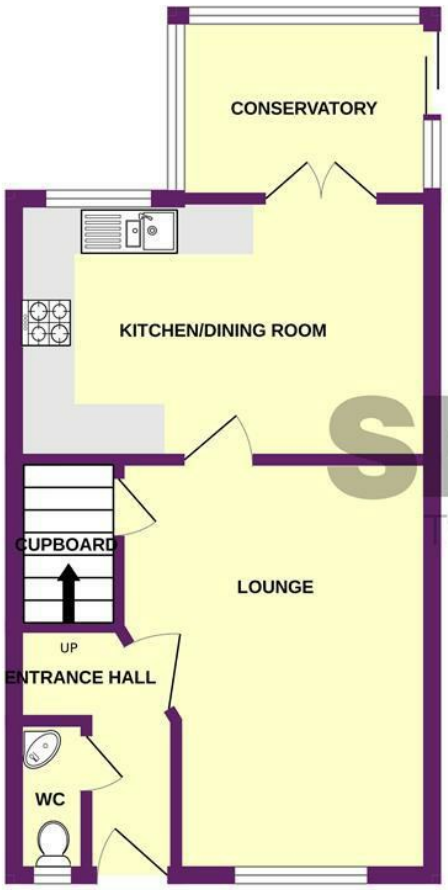
Particular Disclaimer

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.

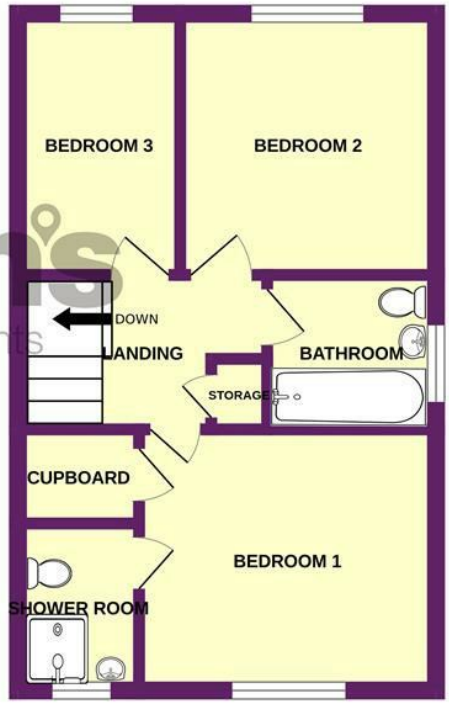
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR



1ST FLOOR



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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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The Property Ombudsman SALES
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