

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



## Thorpe Road Great Clacton, CO15 4QA

Situated a mere 400 metres from Clacton-on-Sea's shopping village, Sheens Estate Agents are pleased to offer for sale this FOUR BEDROOM DETACHED HOUSE. The property benefits from being offered with NO ONWARD CHAIN and is located in the popular residential area of Great Clacton. The property is positioned 1.65 miles from Clacton-on-Sea's mainline railway station, town centre and regenerated seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Four Bedrooms
- 14'5 x 13' Lounge
- 11'9 x 9'10 Kitchen
- 12'2 x 9'11 Dining Room
- Gas Central Heating (n/t)
- Garage
- Off Street Parking
- No Onward Chain
- Council Tax Band D
- EPC Rating TBC



**Price £330,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed sliding door to:

### PORCH

Single glazed panel door to:

### ENTRANCE HALL

Starflight to first floor. Under stair storage cupboard. Radiator. Door to:



### DOWNSTAIRS W.C.

4'4 x 3'8

Low level W.C. Wash hand sink basin unit with drawer below. Fully tiled walls. Double glazed window to garage.



## LOUNGE

14'5 x 13'

Feature fireplace. Radiator. Double glazed window to front.  
Opening to:



## DINING ROOM

12'2 x 9'11

Radiator. Double glazed double doors to garden. Opening to:



## KITCHEN

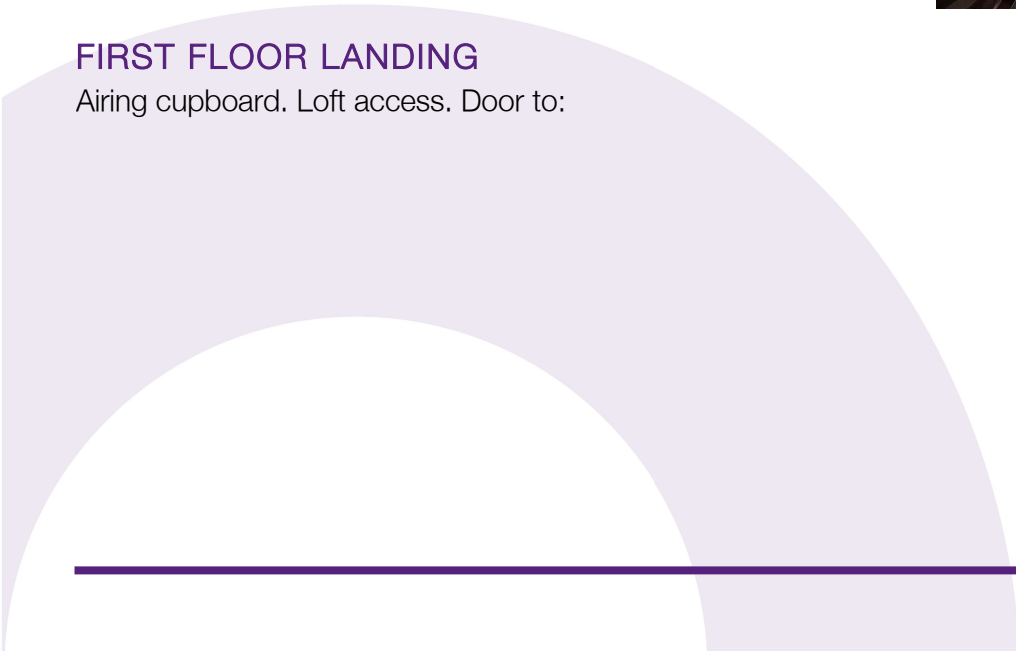
11'9 x 9'10

Fitted kitchen suit comprising: marble effect rolled edge work surfaces with wood effect wall mounted cabinets with cupboards and drawers below. Inset stainless steel single drainer sink unit with mixer tap. Inset dishwasher. Space for cooker with extractor hood above (all appliances not tested). Space and plumbing for washing machine. Tiled splashbacks. Double glazed windows to side and rear. Double glazed door to garden.



## FIRST FLOOR LANDING

Airing cupboard. Loft access. Door to:



**BEDROOM ONE**

14'4 x 10'7

Radiator. Double glazed window to front.



## BEDROOM TWO

12'11 x 10'6 max

Radiator. Double glazed window to rear.



## BEDROOM THREE

9'4 x 7'

Radiator. Double glazed window to rear.



## BEDROOM FOUR

10'8 narrowing to 4'9 x 9'3 narrowing to 6'2

Cupboard housing gas combination boiler (not tested). Radiator.  
Double glazed window to front.



## BATHROOM

6'1 x 6'1

Three piece suit comprising : Low level W.C. Wash hand sink basin. Panelled bath with shower attachment above. Fully tiled walls. Radiator. Two double glazed windows to side.



## GARAGE

Double garage with up and over door.

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## OUTSIDE REAR

Partly paved patio with the remainder being laid to lawn.  
Enclosed by panel fencing.



## OUTSIDE FRONT

Majority paved patio area providing off street parking for multiple vehicles with the remainder being laid to lawn.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2026/2027 £2225.97 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (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:

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.

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### JB PARAGRAPH 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](http://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.

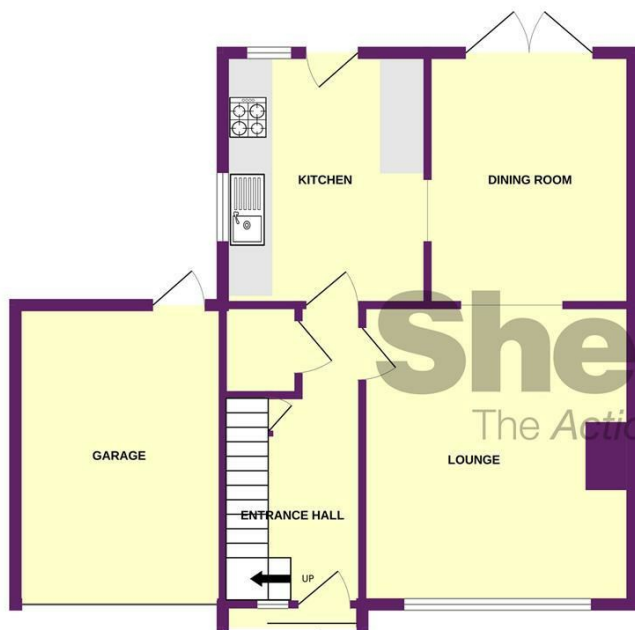
### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1194 sq.ft. (110.9 sq.m.) approx.

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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