

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



## Key Road Clacton-On-Sea, CO15 3DA

Located in the Essex Coastal town of Clacton-on-Sea is this TWO BEDROOM MID-TERRACED HOUSE offered with No Onward Chain. Situated on the fringes of Clacton town centre, the property is conveniently positioned within quarter of a mile from Clacton's mainline railway station with its direct links to London Liverpool Street. In the valuers opinion, the property is presented in excellent decorative order and an internal viewing is highly recommended.

- Two Bedrooms
- 14'1 max Lounge
- 14'1 Kitchen/Diner
- Ground Floor W.C.
- Utility Area
- Gas Central Heating (n/t)
- Three Piece Family Bathroom
- 60' Rear Garden
- No Onward Chain
- EPC Rating D & Council Tax A

**Price £190,000 Freehold**





## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### LOUNGE

14'1 x 13;2 into bay

Double glazed bay window to front with window box seating. Two designer radiators. Cast iron fireplace (not tested). Starflight to first floor. Open access to Kitchen/Diner.



## KITCHEN/DINER

14'1 x 11'6

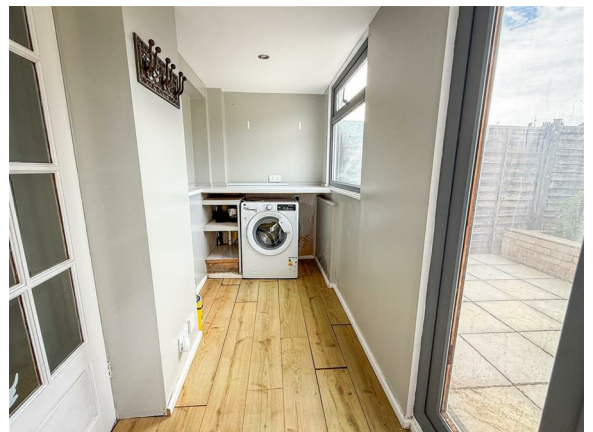
Modern kitchen comprising of oak work surfaces with inset butler sink and mixer tap. Inset four ring gas hob with oven under and extractor hood above. Built in dishwasher. Integrated fridge and freezer. designer radiator. Exposed brick splash backs, Selection of white shaker style units at floor level. Double glazed window. Double glazed door leading to Utility Area.



## UTILITY AREA

11'8 x 3'8

Double glazed window to rear. Laminated rolled edge work surfaces with plumbing and space for washing machine under. Double doors leading to garden. Further door leading to Cloakroom.



### CLOAKROOM

Comprises of; Low level W.C. Vanity hand wash basin with cupboard under. Fully tiled walls. Window to rear.



### FIRST FLOOR LANDING

Loft access, Doors to;



## BEDROOM ONE

14'1 max x 11'8 max

Two double glazed windows to front. Radiator. Cast iron fireplace.





## BEDROOM TWO

11'7 x 8'

Double glazed window to rear. Radiator. Cast iron fireplace.



## BATHROOM

Modern white suite comprising of; Low level W.C. Pedestal hand wash basin. Panelled bath with shower attachment, Fully tiled walls. Heated towel rail. Storage cupboard housing wall mounted gas boiler (not tested). Double glazed window to rear.



## OUTSIDE - REAR

Measuring approx. 60' and commencing with paved patio area,.  
Mainly laid to lawn. Enclosed by panelled fencing.



## OUTSIDE - FRONT

Enclosed by small brick wall. Mainly laid to shingle.



## LE 0624

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.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

### 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

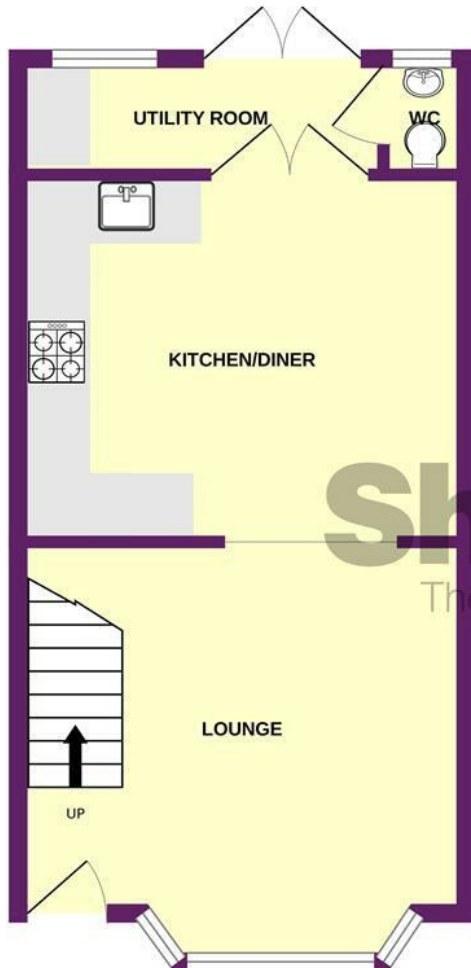
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



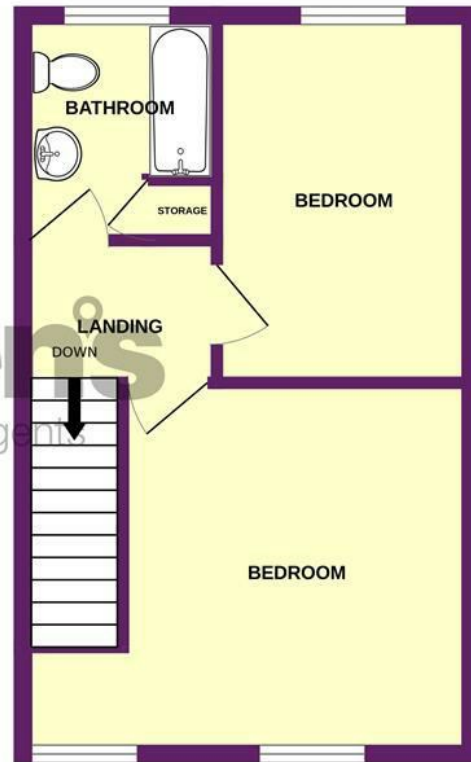
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GROUND FLOOR



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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