



## Church Road Clacton-On-Sea, CO15 6AP

Located a mere 500 feet from Clacton-on-Sea's regenerated beaches and seafront, Sheens Estate Agents are pleased to offer for sale this 1920s style build THREE BEDROOM DETACHED HOUSE. The house benefits from having OFF STREET PARKING as well as a garage. The house is approximately 0.3 miles from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **Lounge 23'11 x 11'11**
- **Kitchen 12'3 x 6'4**
- **Dining Room 12'3 x 12'1**
- **Downstairs W.C**
- **Gas Central Heating (n/t)**
- **Garage**
- **Off Street Parking**
- **Council Tax Band C**
- **EPC Rating E**

**Price £350,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Single glazed door to:

### PORCH

Single glazed door to:

### ENTRANCE HALL

Stair flight to first floor. Under stair storage cupboard, Radiator.  
Door to:



## LOUNGE

23'3 x 11'11

Built in fireplace. Two radiators. Single glazed windows to front.  
Hexagonal shaped corner bay single glazed window.



## DINING ROOM

12'3 x 12'1

Radiator. Space for fridge freezer. Single glazed window to side and rear. Single glazed door to garden. Opening to:



## KITCHEN

12'3 x 6'4

Fitted kitchen suite comprising: White marble effect rolled edge work surfaces with brown wooden wall mounted cabinets and a range of cupboards and drawers below. Gas boiler. Space for washer dryer. Space for fridge. Space for freezer. Inset ceramic one and a half bowl sink unit with mixer tap. Inset gas hob with extractor hood above. Inset oven. (All appliances not tested). Fully tiled walls. Single glazed window to rear and side. Radiator.



## HALLWAY

Single glazed window to side. Double glazed window to rear. Single glazed door to outside front. Radiator. Door to:

## DOWNSTAIRS W.C.

6'4 x 3'4

High level W.C. Wash hand sink basin. Partly tiled walls. Single glazed window to side.



## LANDING

Loft access. Single glazed window to side. Door to:



## BEDROOM ONE

13'9 max x 12'11 max

Built in storage cupboard. Radiator. Single glazed window to front.



## BEDROOM TWO

12'11 x 12'3

Built in storage cupboard housing water tank (not tested).  
Radiator. Single glazed window to side.



## BEDROOM THREE

8'1 x 6'5

Radiator. Single glazed window to side.



## BATHROOM

9'10 max x 6'5 max

Three piece suite comprising: Panelled bath. Pedestal wash hand sink basin. Low level W.C. Radiator. Single glazed windows to side. Majority tiled walls.



## GARAGE

Up and over door. Electric connected (not tested).

## OUTSIDE REAR

Partly paved patio area with remainder being laid to lawn. Brick built shed. Access to garage. Enclosed by panel fencing. Side access to front.



## OUTSIDE FRONT

Paved patio pathway 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; C Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (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: No

## 09/26

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).

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### 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  
768 sq.ft. (71.4 sq.m.) approx.

1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq.ft. (117.1 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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**Sheen's**  
The Action Agents

