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

Ravensdale
Great Clacton, CO15 4QJ

** GUIDE PRICE £260,000-£270,000
** Located in the popular 'birds estate' of Great Clacton, Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI DETACHED HOUSE. The house benefits from having a very spacious drive allowing parking for multiple vehicles. The property is positioned within 1 mile of Clacton-on-Sea's mainline railway station, town centre and regenerated beaches. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- Lounge 16'10 x 12'2
- Kitchen 11'10 x 10'1
- Downstairs W.C
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Garage
- Off Street Parking
- Council Tax Band C
- EPC Rating D

Guide Price £260,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

ENTRANCE HALL

Stair flight to first floor. Under stair storage cupboard. Radiator. Double glazed window to side. Door to:

DOWNSTAIRS W.C.

6'4 x 2'10

Low level. W.C. Wash hand sink basin with cupboard below. Radiator. Double glazed window to front.

LOUNGE

16'10 x 12'2

Double glazed door to Garden. Double glazed window to rear. Radiator.

KITCHEN

11'10 x 10'1

Fitted kitchen suite comprising: Wooden square edge work surfaces with white wall mounted cabinets and a range of charcoal grey cupboards and drawers below. Space for American fridge freezer. Space for five ring cooker with extractor hood above. Inset ceramic single drainer sink unit with a stainless steel mixer tap. Space and plumbing for washing machine. Cupboard housing gas combination boiler. (All appliances not tested). Tiled floor. Double glazed window to front.

LANDING

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

BEDROOM ONE

12'5 x 10'6

Radiator. Double glazed window to front.

BEDROOM TWO

12'1 x 10'3

Radiator. Double glazed window to rear.

BEDROOM THREE

8'9 x 7'5

Radiator. Double glazed window to rear.

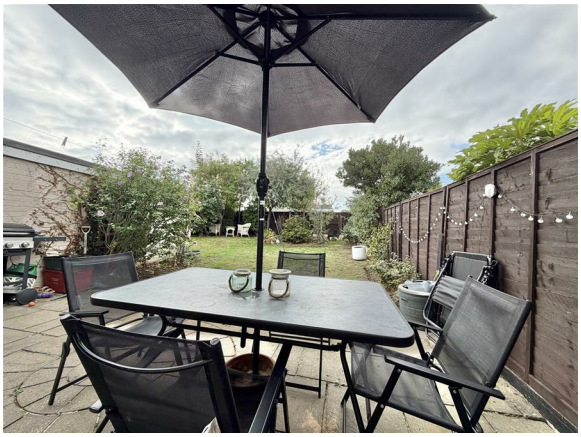
BATHROOM

7'5 x 6'5

Three piece suite comprising: Low level W.C. Vanity wash hand sink basin with drawers below. White panel bath with wall mounted shower attachment above. Majority tiled walls. Heated towel rail. Double glazed window to front.

OUTSIDE REAR

Majority laid to lawn with remainder being paved patio area. Enclosed by panel fencing. Side access to front and garage.



OUTSIDE FRONT

Paved patio area providing off street parking for multiple vehicles.

GARAGE

Up and over door.

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

JB 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.

Particular Disclaimer

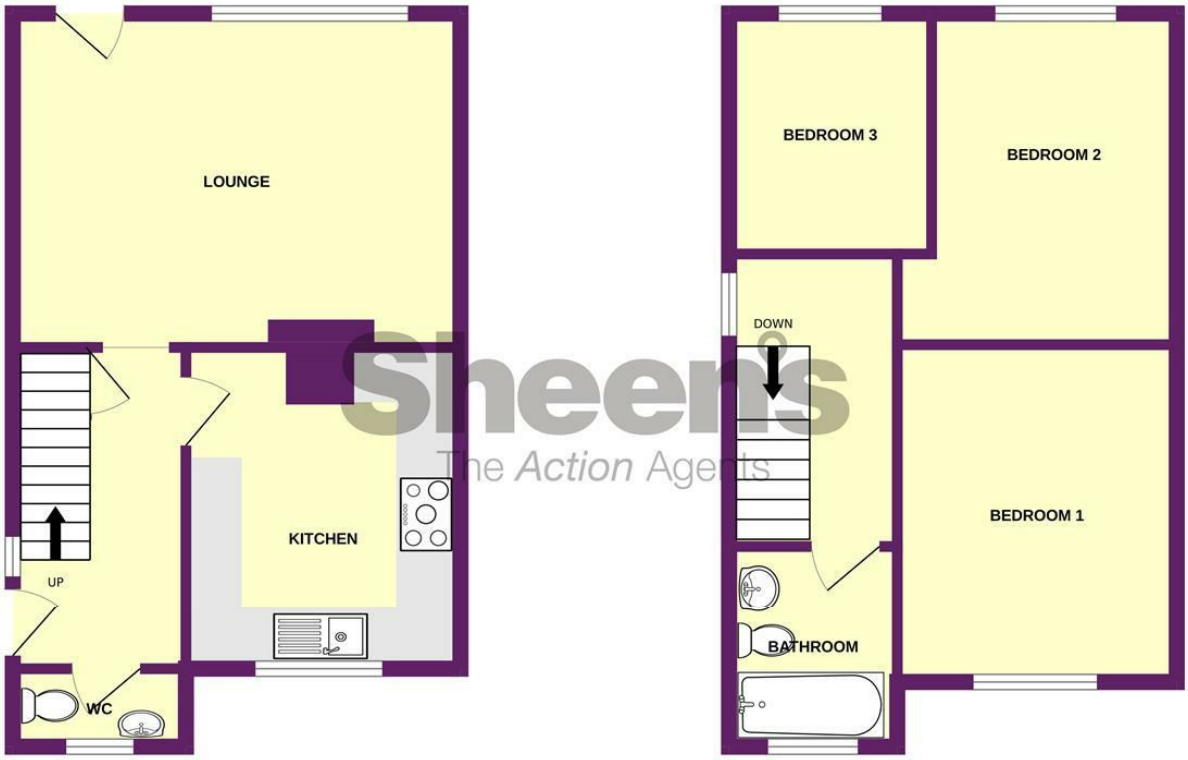
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.1 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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