

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

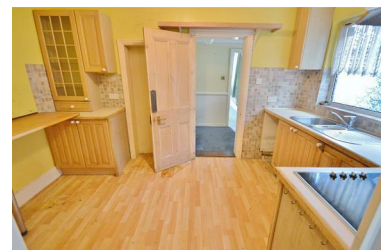
**Sheen's**  
The Action Agents



## Granville Road East Clacton, CO15 6BX

Situated within easy reach of Clacton-on-Sea's town centre, seafront and mainline railway station, Sheen's area pleased to offer for sale this, in need of modernisation, TWO/THREE BEDROOM DETACHED COTTAGE. The property has the added benefit of being offered with no onward chain, off street parking and rear garden. The property is within 350m of Clacton on Sea's seafront and mainline railway station.

- Two / Three bedrooms
- 18' max Lounge
- 12'2 Kitchen
- Modern Bathroom
- Ground Floor Cloakroom
- Gas Central Heated
- Rear Garden
- No Onward Chain
- Council Tax Band C
- EPC Rating D



**Price £215,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed wooden entrance door to;

### ENTRANCE HALLWAY

Stairflight to first floor. Understairs storage cupboard. Radiator. Door to;

### LOUNGE

18' into bay x 12'2

Double glazed bay window to front. Double glazed window to side. Two radiators. Feature fireplace.





## KITCHEN

12'2 x 8'1

Comprises; Laminated rolled edge work surfaces with inset one and a half bowl stainless steel single drainer sink unit. Inset four ring electric hob with oven under (appliances not tested). Selection of matching floor and wall units. Radiator. Double glazed window to side.



## UTILITY ROOM

12'2 x 8'

Glazed door to side giving access to garden. Storage cupboard. Work surfaces with plumbing and space for washing machine and tumble dryer under. Wall mounted gas boiler (not tested). Doors to;



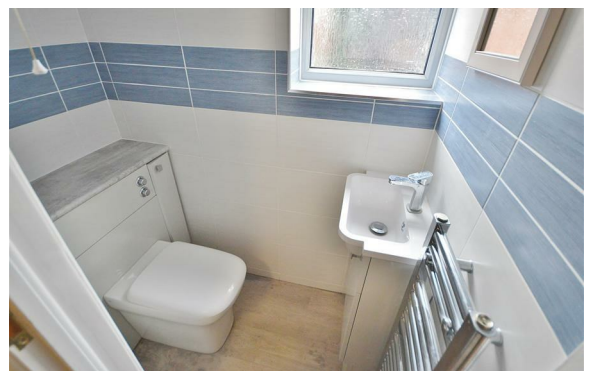
## BATHROOM

Suite comprises of: Jacuzzi bath not tested. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted electric shower (not tested). Heated towel rail. Fully tiled walls. Double glazed window to rear.



## SEPARATE CLOAKROOM

White suite comprising of; Low level W.C. Vanity hand wash basin with cupboards under. Fully tiled walls. Heated towel rail. Double glazed window to rear.



### FIRST FLOOR LANDING

Double glazed window to side. Doors to;



### BEDROOM ONE

18' into bay x 12'2

Double glazed bay windows to front. Radiator. Door to;



### EN-SUITE CLOAROOM

Comprises; Low level W.C. Vanity hand wash basin with cupboards under. Fully tiled walls. Heated towel rail.



### BEDROOM THREE / DRESSING ROOM

12'4 x 8'1

Sky light. Door leading to;





## BEDROOM TWO

12'4 x 11'4

Double glazed window to rear. Radiator.



## OUTSIDE - REAR

Garden in need of cultivation. Enclosed by panel fencing and brick wall. Brick built work shop to rear.



## OUTSIDE - FRONT

Paved front garden providing off street parking.

## CLACTON SEA FRONT

Clacton sea front with its regenerated beaches is positioned within 350 metres



## LE 0325

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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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### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage

Mobile- Likely on all main providers

Broadband- Superfast up to 2000mb

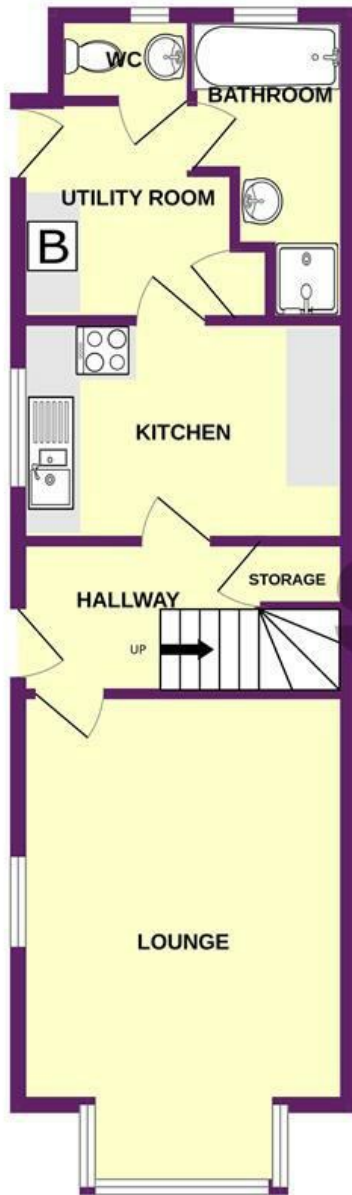
Non-Standard Property Features To Note:

### 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.



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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