



## London Road Great Clacton, CO15 4EJ

Situated in this established non-estate position in Great Clacton, Sheen's are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE. The property is located approximately half a mile from Great Clacton's shopping facilities and approximately one and a half miles from Clacton-on-Sea's town centre, mainline railway station and seafront.

- Three Bedrooms
- 12'7 Lounge
- 15'2 Kitchen Diner
- 12'8 Conservatory
- Double Glazed Windows
- Gas Central Heated
- Shower Room
- Front and Rear Gardens
- Council Tax Band B
- EPC Rating D



**Offers In Excess Of £205,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE HALL

Stairflight to first floor. Open access to;

### LOUNGE

12'7 x 10'8

Radiator. Double glazed window to front. Open access to;





## KITCHEN DINER

15'2 x 10'5

Comprises; Laminated square edge work surfaces with inset stainless steel circular sink unit. Inset four ring hob with electric oven under (appliances not tested). Plumbing and space for washing machine, dishwasher and fridge freezer. Part tiled walls. Breakfast bar. Storage cupboard housing wall mounted gas boiler (not tested). Selection of matching white high gloss units at both eye and floor level. Double glazed window to side. Double glazed patio doors leading to;



## CONSERVATORY

12'8 x 12'

Double glazed windows to side and rear. Double glazed patio doors leading to garden.



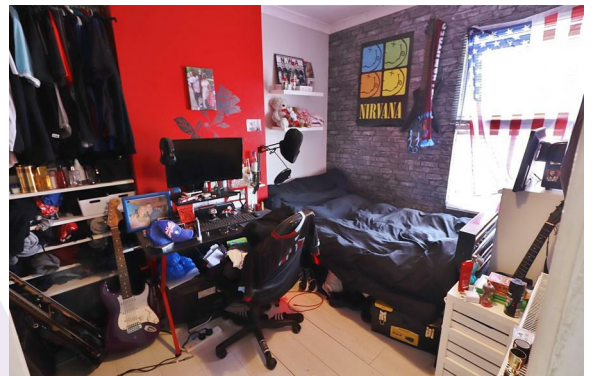
## FIRST FLOOR LANDING

Doors to;

## BEDROOM ONE

10'9 x 8'10

Radiator. Double glazed window to front.



## BEDROOM TWO

10'5 x 8'8

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



## BEDROOM THREE

7'4 x 5'9

Double glazed window to rear. Radiator. Loft access.



## SHOWER ROOM

Modern shower room comprising of; Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted shower (not tested). Low level W.C. Part tiled walls. Heated towel rail. Double glazed window to front.

### OUTSIDE - REAR

Measuring approximately 59'. Commencing with paved patio area with remainder being laid to lawn. Timber storage shed. Shrub borders. Enclosed by panelled fencing. Side pedestrian access via side gate to outside front.



### OUTSIDE- FRONT

Gravel front garden



### LE 0524

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).

### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B £1662.43

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains drainage (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

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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

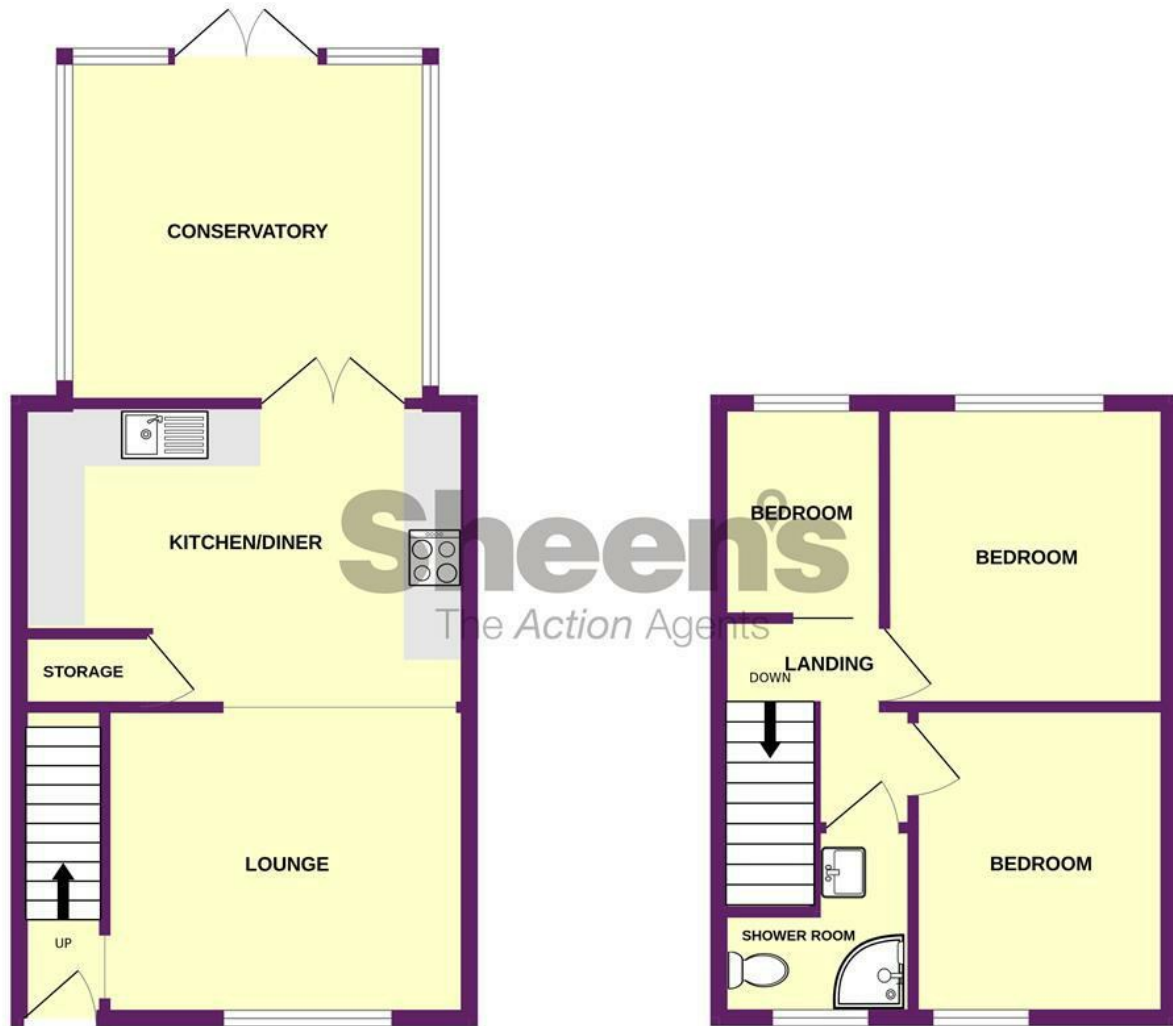
DRAFT DETAILS - NOT YET APPROVED BY VENDOR





GROUND FLOOR

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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**Sheen's**  
The Action Agents