



Fairfield Road Clacton-On-Sea, CO15 3QP

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM END TERRRACED HOUSE. The property benefits from being offered with NO ONWARD CHAIN and is situated on the fringes of Clacton's town centre. The property is conveniently positioned within 300m of Clacton's mainline railway station with its direct links to London Liverpool Street station. The property is within 0.75 miles of Clacton-on-Sea's regenerated seafront. An internal inspection is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 15'3 x 9'8 Lounge
- 12'11 x 8'10 Kitchen
- Fully Double Glazed
- Ground Floor W.C.
- Gas Central Heating (n/t)
- Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating D

Price £185,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Stairflight leading to the first floor. Door to:

LOUNGE

15'3 max x 9'8 max

Radiator. Double glazed windows to front and side. Door to:



W.C

7'5 x 3'5

Low level W.C. Pedestal wash hand sink basin unit.



KITCHEN

12'11 x max x 8'10 max

Kitchen suite comprising marble effect flat edge work surfaces with grey cupboards and drawers above and below. Inset stainless steel single sink unit. Boiler (not tested). Space for cooker. Space and plumbing for washing machine. Space for fridge freezer. Radiator. Double glazed window to rear. Double glazed door to garden.



FIRST FLOOR LANDING

Cupboard housing water tank (not tested). Door to:



BEDROOM ONE

13'2 x 7'11

Radiator. Double glazed window to rear.



BEDROOM TWO

13' narrowing to 9'9 x 8'4

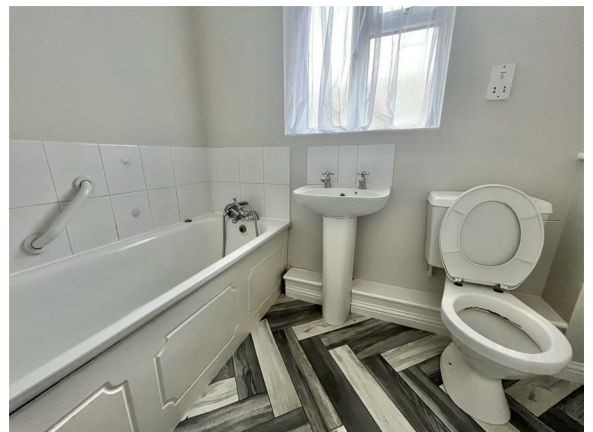
Radiator. Double glazed window to front.



BATHROOM

7'7 x 6'3

Three piece white suite comprising low level W.C. Pedestal wash hand sink basin unit. Panelled bath. Radiator. Double glazed window to side.



OUTSIDE

The property benefits by having a private garden as well as an allocated parking space.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B; Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

JB 10/25

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.

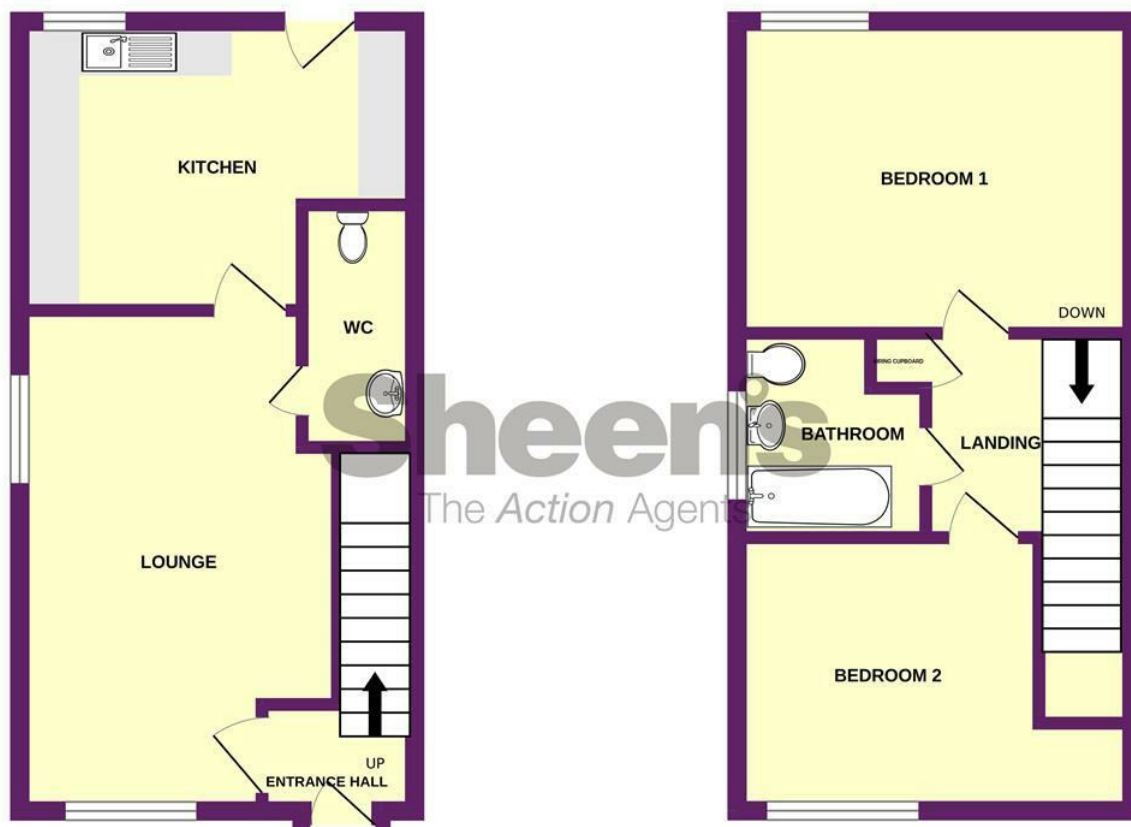
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.

1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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.
Made with Metropix ©2025

Selling properties... not promises

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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

Sheen's
The Action Agents

