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Sheen's
The *Action* Agents



# Walton Road
## East Clacton, CO15 6DU

Situated in the highly desirable East Clacton area, this attractive THREE BEDROOM SEMI-DETACHED HOUSE offers spacious and versatile living accommodation, including two well-proportioned reception rooms.
The property boasts an impressive 75-foot rear garden, perfect for families and outdoor entertaining. Ideally located just 300 metres from Clacton-on-Sea's mainline railway station, it provides convenient direct links to London Liverpool Street—making it an excellent choice for commuters. Additionally, the home is approximately one-third of a mile from the seafront and town centre, placing a wide range of shops, amenities and leisure facilities within easy reach. Well-regarded schools and a local leisure centre are also nearby, enhancing its appeal as a family home. Early viewing is highly recommended to fully appreciate the space, location, and lifestyle this property has to offer.

- Three Bedrooms
- 12'11 x 12'5 max Lounge
- 11'6 x 9'11 Dining Room
- 11'5 max. Fitted Kitchen
- Gas Central Heating (n/t)
- Fully Double Glazed
- Three Piece Bathroom Suite
- Approx. 75' Rear Garden
- Just 300 Metres To The Station
- EPC Rating D & Council Tax C







## Price £250,000 Freehold

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC entrance door to entrance hallway.

## ENTRANCE HALLWAY

Stair flight to first floor. Wood effect flooring. Radiator. Double glazed window to side. Doors to:



## LOUNGE

12;11 into bay x 12'5

Feature fire surround with inset electric fire (not tested). Wood effect flooring. Radiator. Double glazed bay window to front.







## KITCHEN

11'5 max x 7'10

Fitted with a range of Crème panelled fronted units with wood panel effect laminated rolled edge work tops with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Inset four ring gas hob with under counter electric oven and stainless steel extractor hood above. (All appliances not tested). Tall fridge freezer space. Space and plumbing for washing machine. Tiled splashbacks. Tile effect flooring. Wall mounted gas combination boiler serving hot water and central heating systems. Double glazed window to side and rear. Double glazed door to rear garden. Door to:







## DINING ROOM

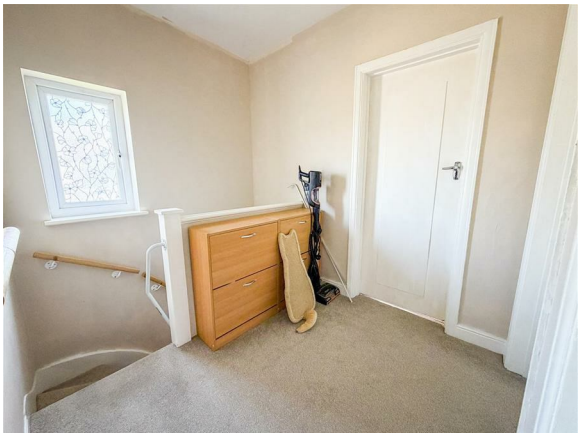
11'6 x 9'11 max

Wood effect flooring. Radiator. Double glazed window to rear.



## FIRST FLOOR LANDING

Loft access with loft ladder. Double glazed window to side. Doors to:



## BEDROOM ONE

12'10 x 9'10 max

Picture rail. Radiator. Double glazed window to front.



## BEDROOM TWO

9'10 into wardrobes x 9'7

Radiator. Two fitted double wardrobes with cupboards above. Double glazed window to rear.



## BEDROOM THREE

9'5 x 7'11

Picture rail. Radiator. Double glazed window to front.



## BATHROOM

7'10 x 5'5

Fitted with a three piece White suite comprising a panelled bath with integrated shower over. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Radiator. Double glazed window to rear.



## OUTSIDE FRONT

Front garden is mainly paved with flower and shrub borders. Part enclosed by a small brick wall with metal railings and pedestrian gate. Wooden side gate giving access to the rear garden.



## OUTSIDE REAR

Approximately 75' rear garden which is mainly laid to lawn. Array of mature flower and shrubs. Paved patio area. Timber storage shed to remain. Greenhouse. Addiotnal timber storage shed. Enclosed by panelled fencing.





## ALTERNATE VIEW OF GARDEN





## CLACTON SEA FRONT

Clacton's regenerated beaches and sea front are conveniently positioned within a third of a mile.





## 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:

Services Connected: (Gas): (Electricity): (Water): (Sewerage Type): (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note:

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

## JE 04/26

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.

## Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

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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