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



Skelmersdale Road
Clacton-On-Sea, CO15 6DE

A chance to acquire this spacious character THREE BEDROOM DETACHED HOUSE located in the populare East Clacton Area. Clacton's mainline railway station with its direct links to London Liverpool Street is situated around 300 metres away with the regenerated beaches and sea front within 500 metres. Offered with No Onward Chain and presented in clean and tidy decorative order throughout, an early viewing is advised.

- Three Bedrooms
- 15'1 x 11'11 Lounge
- 12'5 x 10'9 Dining Room
- 15'2 max Fitted Kitchen
- Bathroom & Seperate W.C.
- Gas Central Heating (n/t)
- Off Street Parking
- Approx 55' Rear Garden
- No Onward Chain
- EPC Rating D & Council Tax E







Price £275,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Feature arched covered storm porch leading to double glazed entrance door with access to Entrance hallway.

ENTRANCE HALLWAY

Double glazed window to front. Radiator. Stair flight to first floor with built in understairs storage cupboards. Wood effect flooring. Picture rail. Doors to:





LOUNGE

15'1 inter bay x 11'11

Feature ornamental wooden fire surround. Picture rail. Radiator. Double glazed box bay window to front.



DINING ROOM

12'5 x 10'9

Picture rail. Radiator. Wood effect flooring. Double glazed double doors leading to rear garden..



KITCHEN

15'2 narrowing to 12'0 x 8'1

Fitted with a range of wood effect laminated fronted units. Comprise laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Cooker space. Space and plumbing for washing machine. Tall fridge/freezer space. Space for tumble dryer. Tiled splash backs. Wall mounted gas combination boiler serving the hot water and central heating system (not tested). Tiled splash backs. Radiator. Double glazed windows to side and rear. Double glazed door leading to side and rear garden.





FIRST FLOOR LANDING

Loft access. Built in storage cupboard. Double glazed window to side. Doors to:



BEDROOM ONE

15'8 inter bay x 12'0 max narrowing to 9'11

Wood effect flooring. Picture rail. Radiator. Double glazed box bay window to front.



BEDROOM TWO

12'5 x 10'9

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



BEDROOM THREE

9'0 max x 8'10 narrowing to 7'2

Radiator. Picture rail. Double glazed triangular oriel bay window to front.





BATHROOM

Fitted with a white suite. Comprises panel bath with wall mounted electric shower (not tested). Pedestal wash hand basin. Part stone effect vinyl panel walls. Radiator. Extractor fan (not tested). Double glazed window to rear.





SEPERATE W.C.

Fitted with a white suite. Comprises Low level W.C. Corner pedestal wash hand basin. Part stone effect vinyl panel walls. Double glazed window to side.



OUTSIDE FRONT

Front garden is laid to lawn with flower and shrub borders. Enclosed by part panel fencing. Hard standing area providing off street parking for numerous vehicles. Gate gives side pedestrian access to outside rear garden.





OUTSIDE REAR

Approx 55' Rear Garden. Mainly laid to lawn with array of flower shrub borders. Paved patio area. Timber storage shed. Part enclosed by block paved wall and panel fencing.





CLACTON SEA FRONT

Clacton sea front with its regenerated beaches and sea front are positioned around 300 metres away.





Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; E Payable 2026/2027 £2720.63 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

JE 10/26

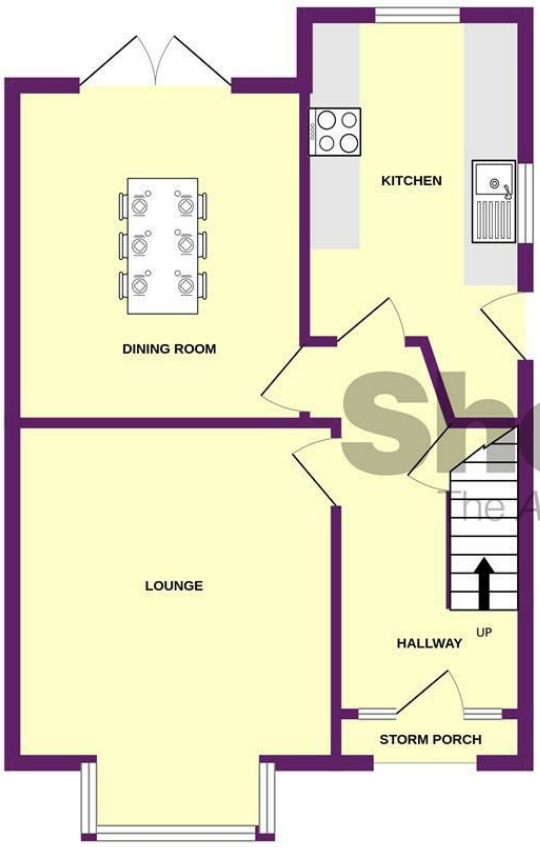
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

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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