

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

**Sheen's**  
The Action Agents



## Cotswold Road Clacton-On-Sea, CO15 3RP

Sheen's Estate Agents are pleased to offer this THREE BEDROOM SEMI-DETACHED HOUSE. This property is being sold with NO ONWARD CHAIN. The property is located within one and a quarter mile of local shopping amenities at Great Clacton, and with Clacton-on-Sea's town centre, seafront and mainline railway station approximately one mile away. A viewing is highly advised to appreciate the accommodation this property has to offer.

- **Three Bedroom**
- **14'1 into bay x 12'2**
- **16'7 x 11'3 Kitchen**
- **15'8 x 14'1 Bedroom One**
- **Three Piece Bathroom Suite**
- **Gas Central Heating (n/t)**
- **Off Street Parking**
- **No Onward Chain**
- **Council Tax Band B**
- **EPC Rating D**



**Price £259,995 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

#### ENTRANCE HALL

Entrance door leading to:



**LOUNGE**

Radiator. Double glazed bay window to front.



## KITCHEN

Fitted with a range of wall mounted wood effect units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Integrated oven with four ring gas hob above (not tested). Extractor fan (not tested). Wall mounted gas combination boiler (New boiler in 2025). Space and plumbing for washing machine. Double glazed window to rear. Doors leading to outside rear.



## DINING ROOM

Radiator. Double glazed window to rear.



**BEDROOM ONE**

Radiator. Double glazed bay window to front.



**BEDROOM TWO**

Fire place. Radiator. Double glazed window to rear.



### BEDROOM THREE

Fire place. Storage cupboard. Double glazed window to rear.



### BATHROOM

Low level W/C. Pedestal hand was basin. Panelled bath. Double glazed window to side.



**OUTSIDE FRONT**

Hard paved area providing off street parking. Laid to lawn.  
Enclosed by fencing.



## OUTSIDE REAR

Hard paved area. Partly laid to lawn. Workshop. Side gate providing pedestrian access. Enclosed by panelled fencing.



## EH 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](http://www.sheens.co.uk).

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### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band - B ; Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Mains

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: A new roof was put on 20 years ago.

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.

### Draft Details

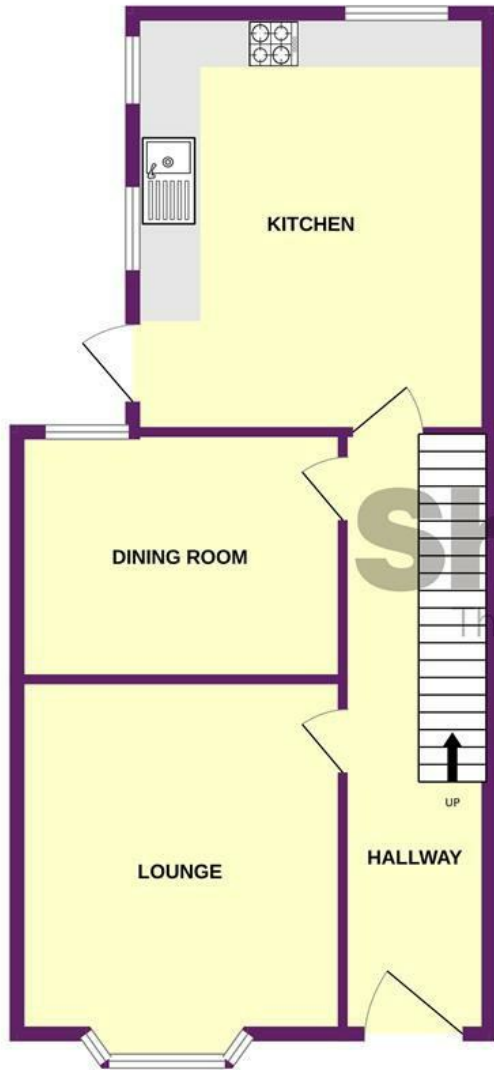
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

### Particular Disclaimer

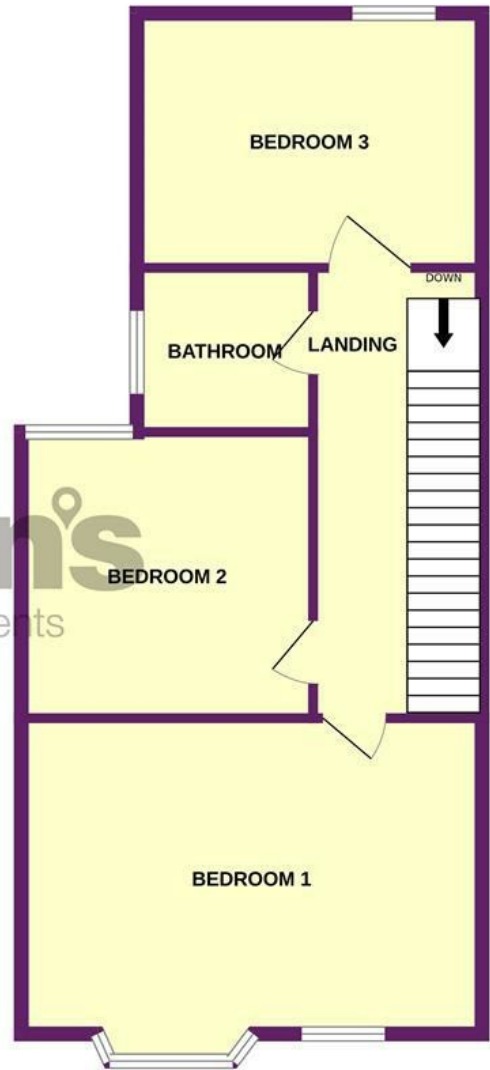
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 1354 sq.ft. (125.8 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.  
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## Selling properties... not promises

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