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Sheen's
The *Action* Agents



Dudley Road
Clacton-on-Sea, CO15 3DJ

Offered with No Onward Chain on the fringes of Clacton Town Centre is this THREE BEDROOM SEMI-DETACHED HOUSE. The property is positioned just a third of a mile from Clacton's mainline railway station with its direct links to London Liverpool Street with the sea front and town centre within two thirds of a mile. In need of some modernisations, the property offers a perfect opportunity to make it your own and would make an excellent First Time or Buy To Let purchase.

- Three Bedrooms
- 15'9 x 11'4 max Lounge
- 13'9 max Kitchen/Diner
- Modern First Floor Bathroom
- Gas Central Heating (n/t)
- 13'3 D/Glazed Conservatory
- Courtyard Style Garden
- No Onward Chain
- Some Modernisation Required
- EPC Rating D & Council Tax B







Price £199,995 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door to entrance porch.

ENTRANCE PORCH

Double glazed windows to front and side. Further leaded light and stained glass effect double glazed entrance door to entrance hallway.

ENTRANCE HALLWAY

Wood effect flooring. Stair flight to first floor. Open access to:

LOUNGE

15'9 inter bay x 11'4 max

Ornamental fire surround. Radiator. Wood effect flooring. Double glazed box bay window to front. Open access to:





LOBBY

Wood effect flooring. Built in under stair storage cupboard. Open access to:

KITCHEN/DINER

13'9 max x 9'11

Kitchen fitted with a range of grey gloss fronted units. Comprises: 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. Range cooker space. Space and plumbing for slim line dishwasher. Radiator. Wood effect flooring. Built in storage cupboard. Additional built in cupboard housing gas combination boiler (not tested). Single glazed window to conservatory. Open access to:







CONSERVATORY

13'3 x 5'7

Part brick built. Double glazed window to side and rear. Space and plumbing for washing machine. Wood effect flooring. Double glazed door to garden.



FIRST FLOOR LANDING

Loft access. Doors to:



BEDROOM ONE

14'4 max narrowing to 11'3 x 12'7 into bay

Radiator. Double glazed window to front. Double glazed box bay window to front.





BEDROOM TWO

9'11 max x 7'0 max

Radiator. Double glazed window to rear.



BEDROOM THREE

7'2 x 7'1

Radiator. Double glazed window to rear.



BATHROOM

5'8 max x 5'3 max

Fitted with a three piece white suite comprises: "P" shaped panel bath with curved glazed shower screen with a shower unit above (not tested). Vanity wash hand basin with cupboards below. Low level W.C. Slate effect wall panels. Chrome effect heated towel rail. Wood effect flooring. Double glazed window to side.



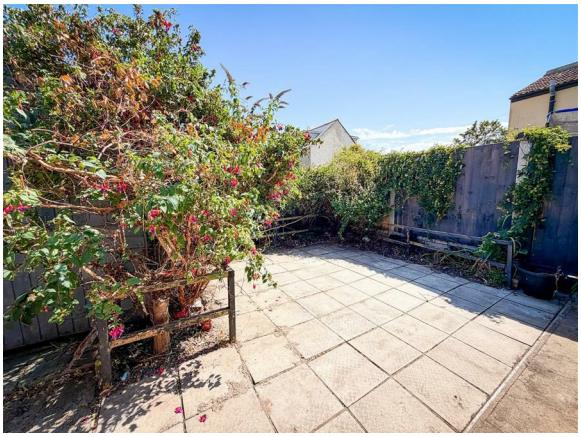
OUTSIDE FRONT

Small front garden enclosed by a small brick wall. Artificial lawn. Gate gives side pedestrian access to rear garden.



OUTSIDE REAR

Courtyard style rear garden. Mainly laid to paving. Timber storage shed. Enclosed by panel fencing.





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: 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

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.

RS 07/26

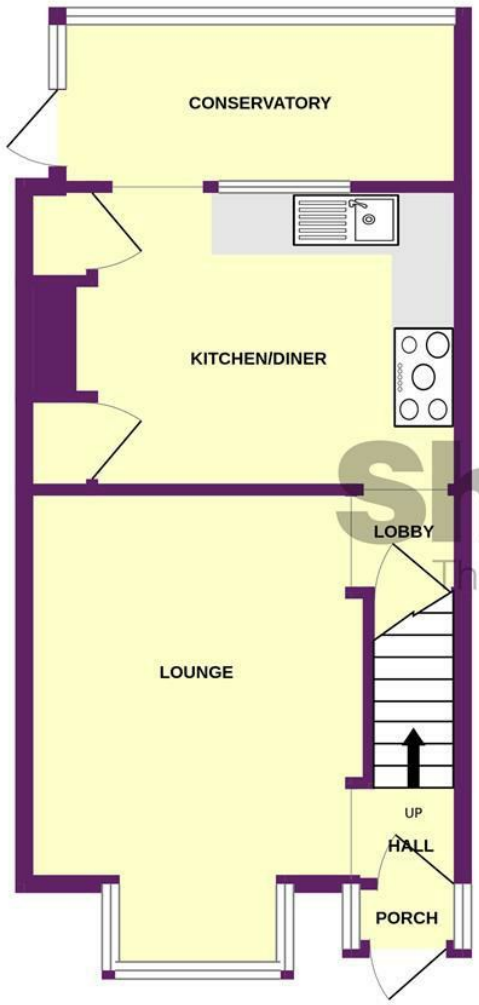
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

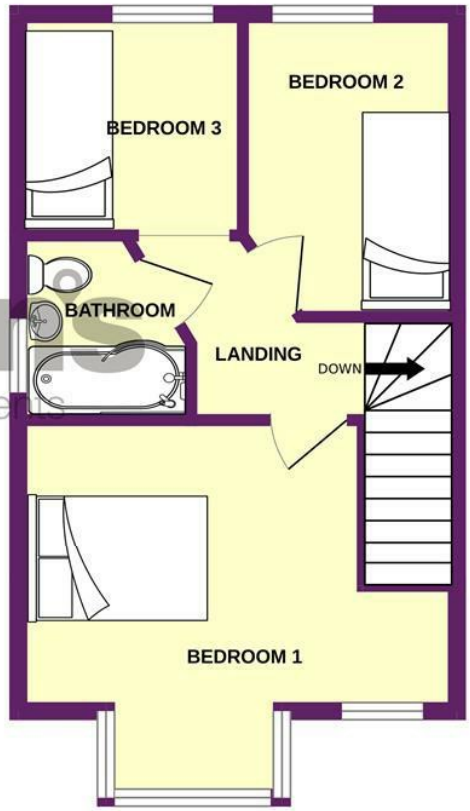
Particular Disclaimer

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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