



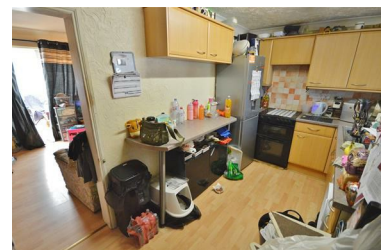
Stanley Road Clacton-On-Sea, CO15 2BP

****INVESTMENT OPPORTUNITY****

Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM MID TERRACED HOUSE being sold with a SITTING TENANT currently paying £925.00pcm, giving a 6.00% yield on the asking price. Clacton-on-Sea's town centre, sea front and mainline railway station are positioned approximately one and a half miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 15'4 x 11' Lounge
- 13'6 x 7'7 Kitchen
- 12'1 x 10'4 Conservatory
- Three Piece Bathroom Suite
- 6.00% Yield
- Buy To Let Investment
- Garage & Off Street Parking
- Council Tax Band B
- EPC Rating C

Price £185,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to entrance porch.

ENTRANCE PORCH

Double glazed window to front. Wooden glazed door leading to:

ENTRANCE HALL

Starflight to first floor. Door to:

KITCHEN

13'6 x 7'7

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Space for cooker. Space for fridge and freezer. Space and plumbing for washing machine. Selection of matching wall units with cupboards and draws at both eye and floor level. Radiator. Double glazed window to front. Open access to:



LOUNGE

15'4 x 11'

UPVC double glazed door leading to:



CONSERVATORY

12'1 x 10'4

Double glazed windows to side and rear. UPVC double glazed door leading to rear garden.



FIRST FLOOR LANDING

Loft access. Door to:

BEDROOM ONE

11' x 10'

Radiator. Double glazed window to front.



BEDROOM TWO

11'4 x 8'2

Radiator. Double glazed window to rear.



BEDROOM THREE

8'4 x 8'3

Radiator. Double glazed window to rear.



BATHROOM

Three piece white suite comprising a low level W.C. Pedestal hand wash sink basin. Corner panelled bath. Heated towel rail. Double glazed window to front.



OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles. Access to garage.



GARAGE

Up and over door.

OUTSIDE - REAR

Majority being laid to lawn. Enclosed by panelled fencing.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: N/A

BA 07/25

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

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

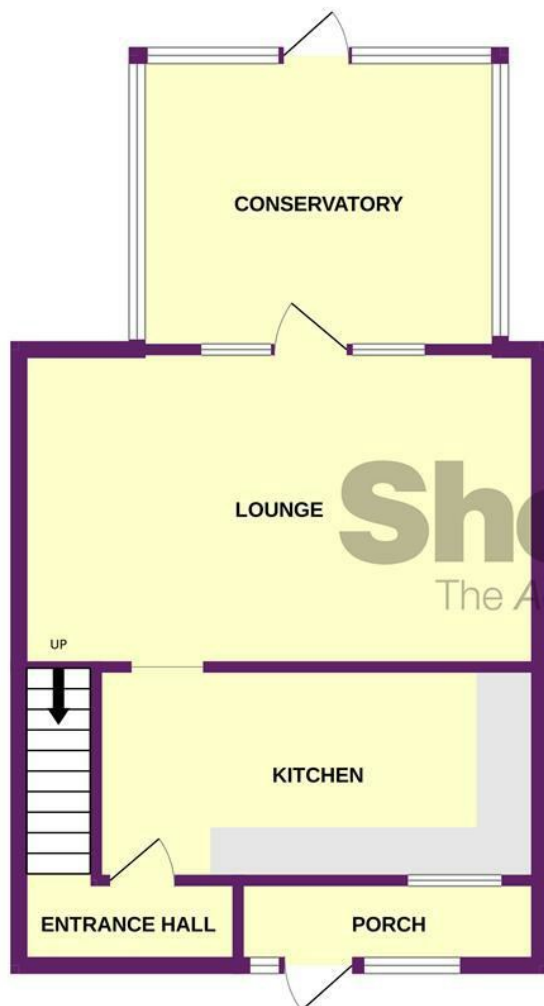
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

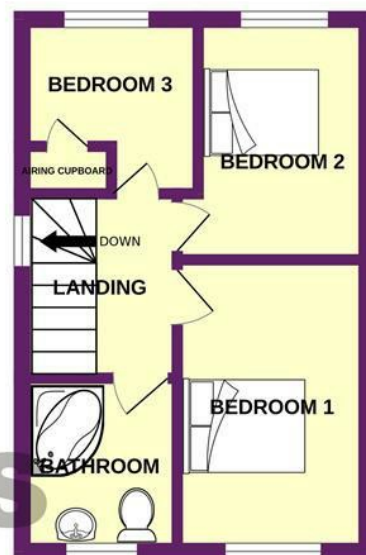
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



1ST FLOOR



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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Sheen's
The Action Agents

