



Cotswold Road Clacton-on-Sea, CO15 3RS

Sheens Estate Agents are pleased to offer this THREE BEDROOM END-TERRACED HOUSE. This property is being offered 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 what this property has to offer.

- Three Bedrooms
- 17'1 x 12'11 Lounge
- 9'8 x 7'3 Kitchen
- Dining Room
- Gas Central Heating (n/t)
- Front & Rear Gardens
- No Onward Chain
- Council Tax Band B
- EPC Rating D



Price £210,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

17'1 x 12'11

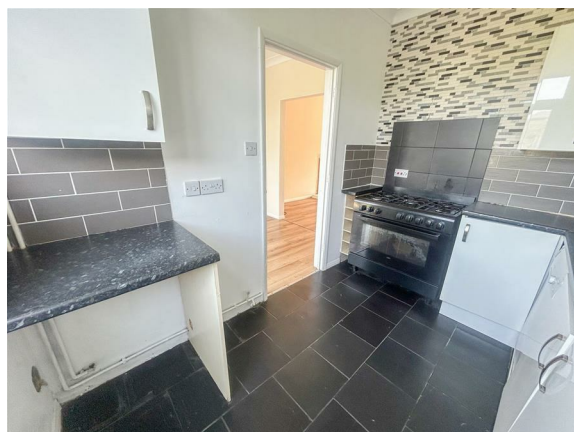
Storage cupboard. Double glazed bay window to front. Radiator. Open access to dining room.



KITCHEN

9'8 x 7'3

Fitted with a range of wall mounted matching cupboards. Comprising; rolled edge work surfaces cupboards and drawers below. Inset stainless steel sink unit. Space for washing machine. Space for cooker. Space for dishwasher. Double glazed window to rear. Door leading to outside rear.



DINING ROOM

9'9 x 8'5

Radiator. Patio doors leading to outside rear.



BEDROOM ONE

12'10 x 9'9

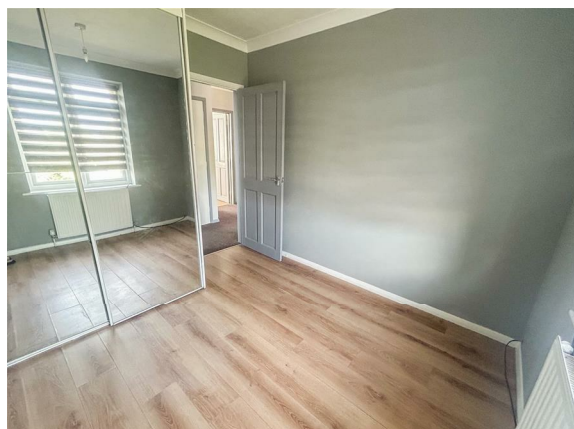
Built in wardrobe. Storage cupboard. Radiator. Double glazed window to front.



BEDROOM TWO

9'8 x 8'5

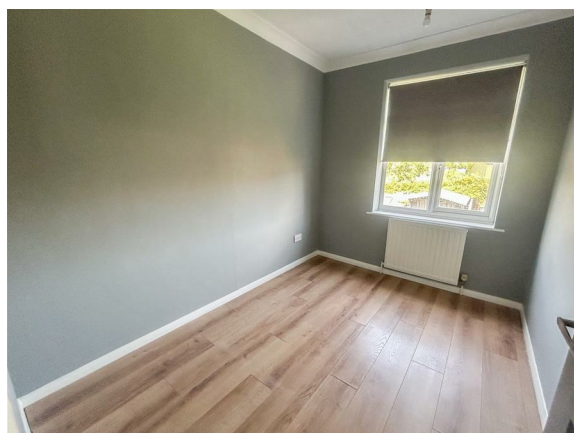
Built in wardrobes. Radiator. Double glazed window to side.



BEDROOM THREE

9'9 x 7'3

Radiator. Double glazed window to rear.



BATHROOM

Low Level W/C. Pedestal hand wash basin. Panelled bath. Double glazed window to side.



OUTSIDE FRONT

Laid to lawn. Path leading to entrance door. Enclosed by panelled fencing.



OUTSIDE REAR

Laid to lawn. Hard paved path. Hard paved patio area. Enclosed by panelled fencing.



EH 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.

Material Information (Freehold Property)

Tenure: Freehold

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

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(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:

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

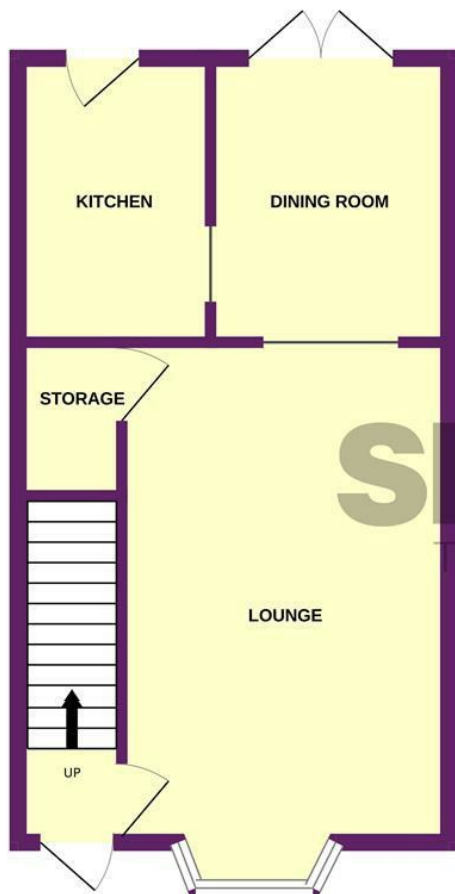
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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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Sheen's
The Action Agents