



Watson Road Clacton-on-Sea, CO15 3BP

A rare chance to acquire this CHARACTER THREE BEDROOM SEMI-DETACHED HOUSE located on the fringes of Clacton's town centre. The mainline railway station with its direct links to London Liverpool Street is within a third of a mile with the town centre and regenerated sea front/beaches just two thirds of a mile away. Offering spacious accommodation and character throughout, an early viewing is advised.

- Three Double Bedrooms
- 22'6 x 11'9 max Lounge/Diner
- 22'2 x 10'1 Kitchen/Breakfast Room
- Ground Floor W.C.
- Gas Central Heating (New Boiler 2024)
- Four Piece First Floor Bathroom
- Fully Double Glazed
- Residents Permit Parking In Road
- Approx 50' Rear Garden
- EPC Rating TBC & Council Tax B



Offers In Excess Of £240,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

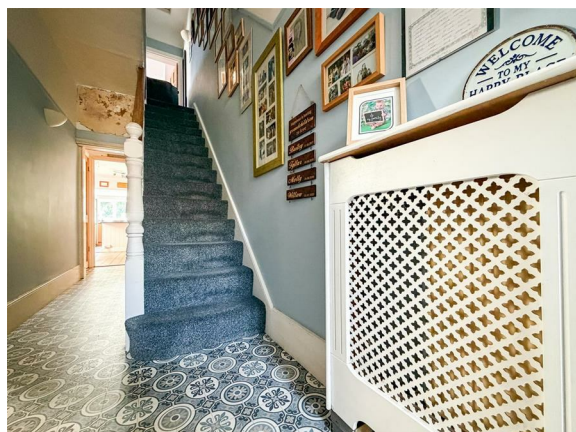
Sealed unit double glazed door to:

ENTRANCE PORCH

Black and white checker board tiled flooring with open access to:

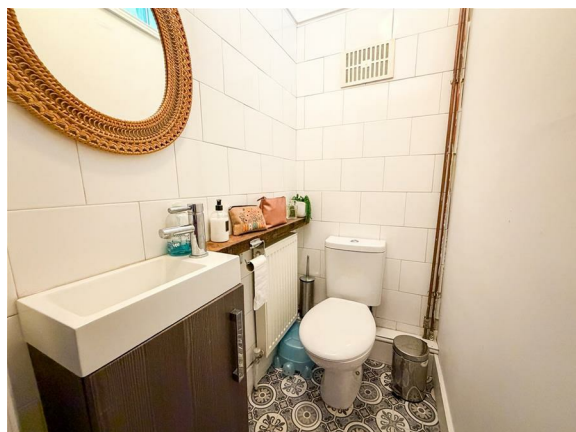
ENTRANCE HALL

Stairflight to first floor with built in under stair storage cupboard. Radiator. Decorative tile effect flooring. Understairs storage recess (previously used as a desk/office space). Open access to kitchen. Doors to:



GROUND FLOOR W.C.

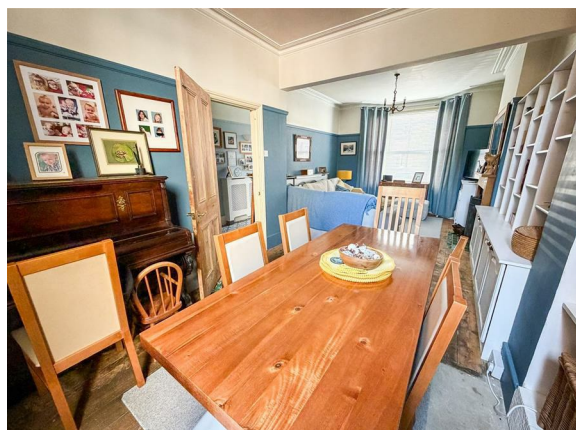
Fitted with a white suite comprises: Low Level W.C. Vanity wash hand basin with cupboards below. Decorative tiled flooring. Part tiled walls. High level glass block borrowed light window to Kitchen.



LOUNGE/DINER

22'6 into bay x 11'9 narrowing to 9'6

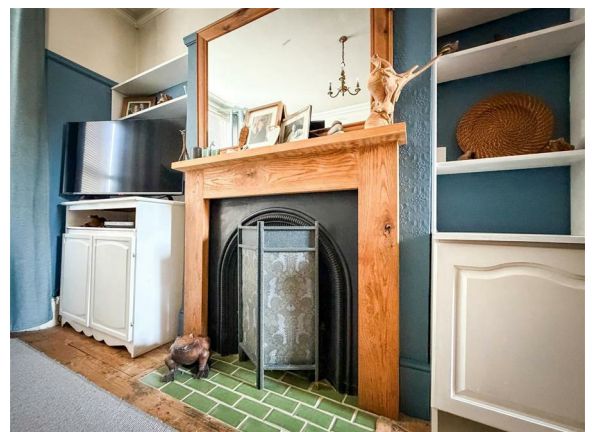
Feature ornamental fire surround with decorative tiled hearth. Exposed wooden floor boards. Picture rail. Two radiators. Double glazed bay window to front. Double glazed window to rear.



DINING AREA VIEW



LOUNGE AREA VIEW

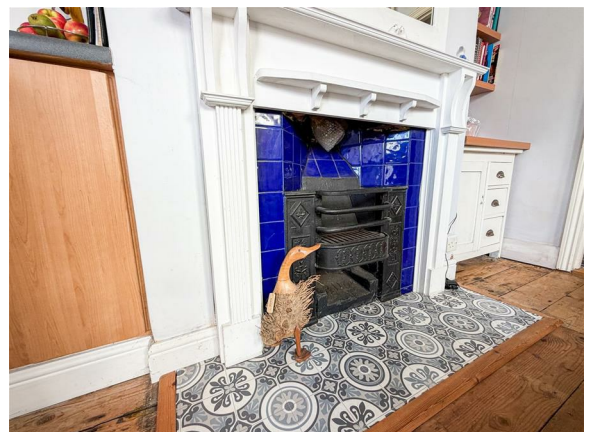


KITCHEN/BREAKFAST ROOM

22'2 max x 10'1

Kitchen is fitted with a range of laminate wood effect fronted units comprising laminated rolled edge work surfaces with cupboards and drawers below. Range of matching eye level cabinets. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Integrated dishwasher (not tested). Space for range cooker with fitted stainless steel and part glazed extractor hood above (not tested). American style fridge/freezer space. Space and plumbing for washing machine. Tiled splash backs. Tiled flooring to kitchen area. Exposed wooden floor boards to breakfast area. Feature ornamental fire place with inset decorative tiles and decorative tile effect hearth. Double glazed window to side. Radiator. Concealed Wall mounted gas boiler (not tested). Double glazed window to rear.

BREAKFAST AREA VIEW



KITCHEN AREA VIEW



FIRST FLOOR LANDING

Loft access. Radiator. Doors to:



BEDROOM ONE

15'3 max x 11'2

Picture rail. Radiator. Exposed wooden floor boards. Feature raised bed platform. Fitted wardrobes. Double glazed window to front. Double glazed bay window to front.



BEDROOM TWO

15'1 narrowing to 12'1 x 10'2

Picture rail. Radiator. Double glazed window to rear.



BEDROOM THREE

11'3 narrowing to 8'3 x 9'7

Exposed wooden floor boards. Picture rail. Radiator. Double glazed window to rear.



BATHROOM

Fitted with a modern four piece white bathroom suite comprises: Panel bath with mixer tap and hair wash shower attachment over. Vanity wash hand basin with cupboards below. Low level W.C. Walk in Double shower cubical with integrated shower (not tested). Tiled flooring. Tiled walls. Chrome effect heated towel rail. Double glazed window to side.



OUTSIDE FRONT

Comprises a small front garden enclosed by a small brick wall. Part hardstanding and laid to shingle.



OUTSIDE REAR

Rear garden is approximately 50' rear garden. Garden is laid to lawn with array of mature flowers and shrubs. Hard standing patio area with paved pathways. Storage shed. Enclosed by part panel fencing and part brick wall.



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.

JE 09/26

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR





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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