

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Douglas Road Clacton-On-Sea, CO15 3JT

Situated in this established non-estate position, on the fringe of Clacton's town centre. Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE. The property is being offered with NO ONWARD CHAIN and has the added benefit of an approximately 95' rear garden. Clacton-on-Sea's Seafront, Town Centre and mainline Railway Station are located approximately two miles away.

- Three Bedrooms
- 15'1 Max Lounge
- 13'5 Dining Room
- 13'3 Kitchen
- Double Glazed Windows
- Gas Central Heated
- Garage & Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating D



Price £265,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed entrance door to entrance hallway.

ENTRANCE HALLWAY

Radiator. Stair flight to first floor. Doors to:

LOUNGE

15'1 max x 11'9 max

Double glazed window to front. Radiator. Fireplace (not tested).



DINING ROOM

13'5 x 11'9

Double glazed window to rear. Radiator.



KITCHEN

13'3 x 6'

Comprises of laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for cooker and under counter fridge or freezer. Selection of matching units at eye and floor level. Double glazed window to side and rear. Double glazed door leading to rear porch.



REAR PORCH

Plumbing and space for washing machine. Door leading to garden.

FIRST FLOOR LANDING

Loft access. Double glazed window to side. Doors to:

BEDROOM ONE

13'5 x 11'9

Double glazed window to rear. Radiator. Cupboard housing wall mounted gas boiler (not tested).



BEDROOM TWO

11'7 x 11'9

Double glazed window to front. Radiator.



BEDROOM THREE

7'7 x 6'1

Double glazed window to front. Radiator.



BATHROOM

White suite comprising of panelled bath. Pedestal hand wash basin. Part tiled walls. Double glazed window to side. Radiator.



SEPERATE W.C

Comprises low level W.C. Double glazed window to side.



OUTSIDE REAR

Approximately 95' rear garden commencing with hard standing patio area. Enclosed by mature hedging and beds. Remainder being laid to lawn.



WORKSHOP

Courtesy door leading to garage.

OUTSIDE FRONT

Driveway providing off street parking for numerous vehicles leading to garage with up and over door. Remainder being laid to lawn.

AGENTS NOTES

The seller has informed us there is a recently fitted 'A' Rated boiler along with new carpets.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B; Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

LE 08/25

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.

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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.

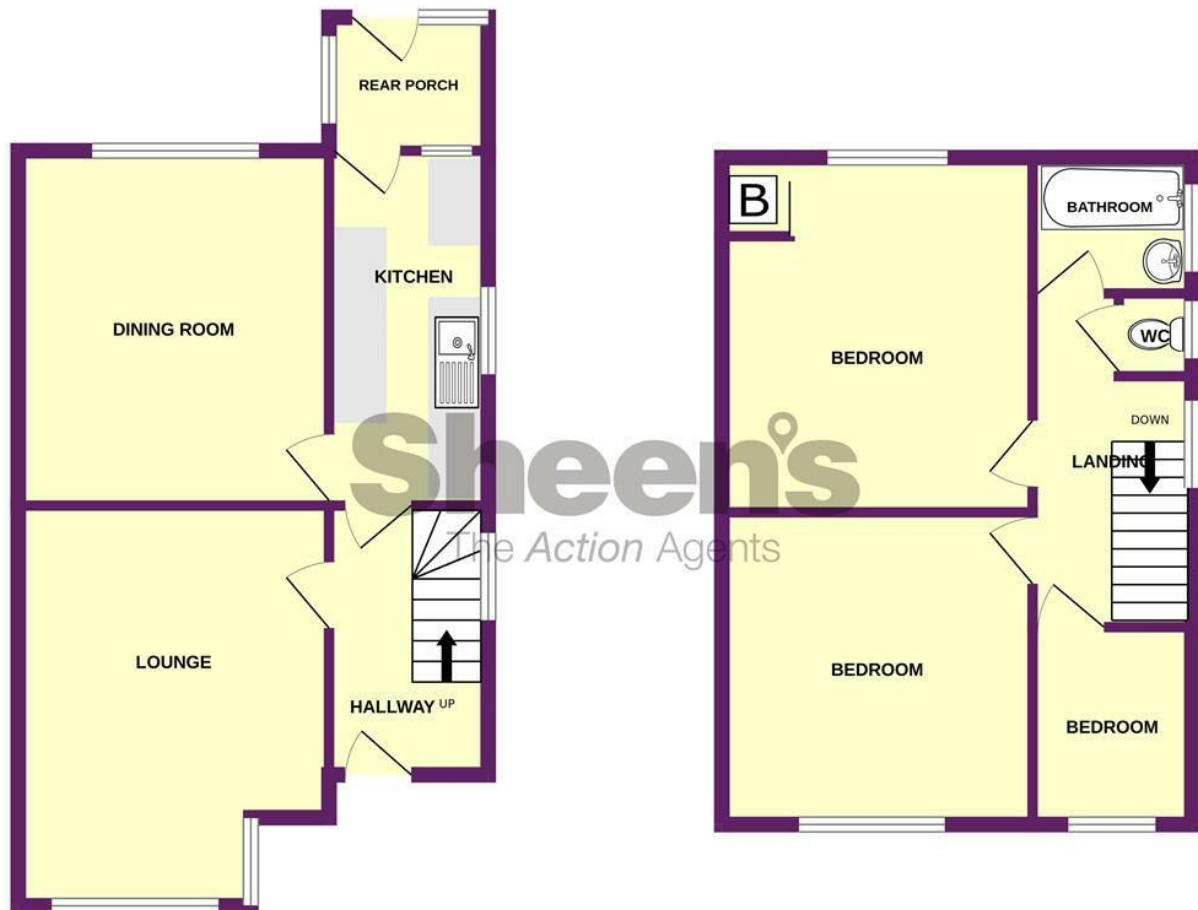
Draft Details

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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