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Sheen's
The *Action* Agents



Freeland Road
Clacton-On-Sea, CO15 1LX

Sheen's Estate Agents are pleased too offer this SIX BEDROOM SEMI DETACHED HOUSE is located within 250 metres of the sea and being offered with NO ONWARD CHAIN. The property benefits from off road parking on the front and offers some accessibility features for anyone requiring ease of use. This property has a garage in which can be used as a functional office and a generous rear garden with a detached summer house in which can be used as a games room. The property also offers distant partial sea views across the road and greensward to the front. The property is conveniently situated within a quarter mile of Clacton's town centre and seafront, and is approximately half a mile from Clacton's mainline railway station. An internal inspection is highly recommended to appreciate the accommodation on offer.

- Six Bedrooms
- 16'5 x 13'9 Lounge
- 10'0 x 9'5 Kitchen
- Gas Central Heating (n/t)
- Utliity & Laundry Room
- Partial Distant Sea Views
- Summer House
- Storage Garage & Off Street Parking
- Approx 88' Rear Garden With Summer House
- EPC Rating D & Council Tax E







Price £325,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

16'5 x 13'9

Double glazed bay window to front with partial distant sea views across the road and greensward. Radiator.





KITCHEN

10'0 x 9'5

Fitted with a range of white panelled fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit. Four ring gas hob with oven below (not tested). Space and plumbing for washing machine. Double glazed window to rear. Doors to utility room.





BEDROOM TWO

13'1 x 12'1

(This bedroom has been converted from a dining room and with the addition of the en-suite, would ideally suit someone requiring ground floor accessible bedroom and shower room) Pedestal hand wash basin. Open access to en-suite. Radiator. Double glazed window to rear. Double glazed door to rear with accessible ramp to garden. (The property could be converted back to a larger lounge/diner due to a false wall between each room.)





DOWNSTAIRS EN-SUITE

Raised low level W.C. Accessible shower cubical. Wall mounted shower attachment (not tested). Double glazed window to side. Radiator.



HALLWAY

Part sloped hallway. Radiator. Doors to Kitchen and Conservatory.



UTLITY ROOM

7'9 x 4'6

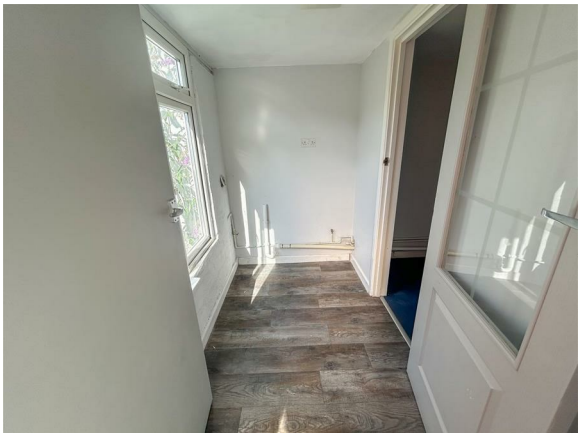
Wall mounted hand wash basin. Doors to laundry room.



LAUNDRY ROOM

7'9 x 4'7

Double glazed window to rear.



CONSERVATORY

13'6 x 7'9

Double glazed windows to side. Sliding door leading to outside rear.





DOWNSTAIRS W/C

Low level W.C. Wall mounted hand wash basin.



BEDROOM ONE

16'5 x 11'1

Double glazed bay window to front with partial distant sea views across the road and greensward. Radiator.



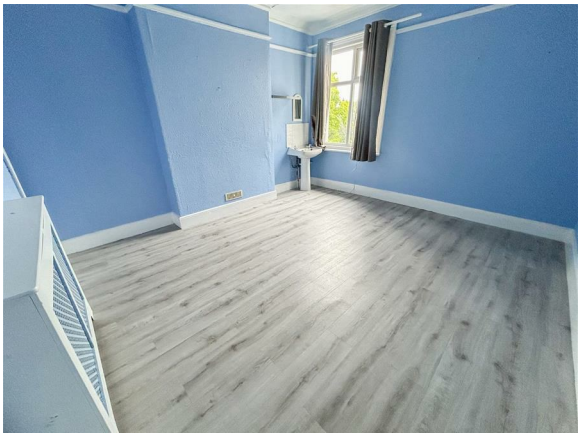


BEDROOM THREE

13'1 x 12'1

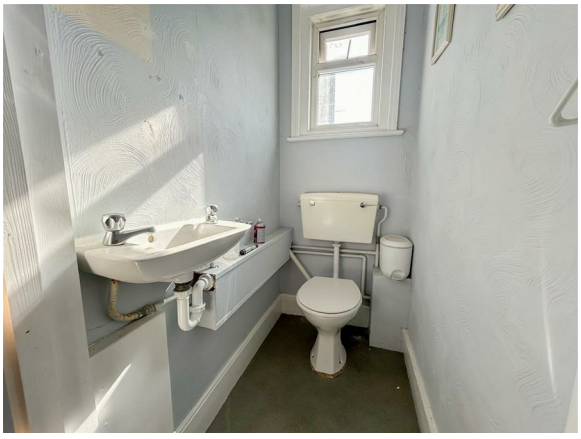
Pedestal hand wash basin. Radiator. Double glazed window to rear overlooking patio and garden.





SEPERATE FIRST FLOOR W.C.

Low level W.C. Wall mounted hand wash basin. Double glazed window to rear.



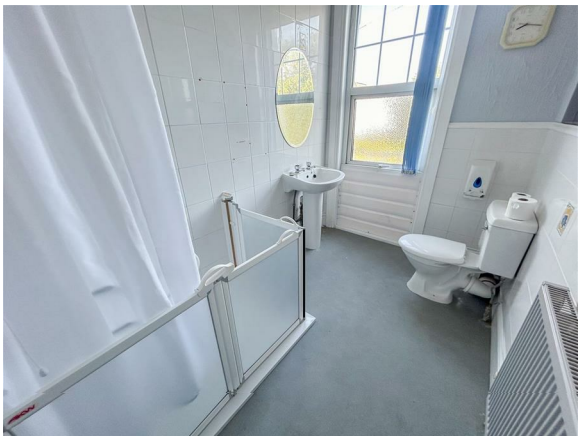
FIRST FLOOR BATHROOM

Low level W.C. Panelled bath. Pedestal hand wash basin. Storage cupboard. Radiator. Double glazed window to side.



FIRST FLOOR SHOWER ROOM

Low level W.C. Pedestal hand wash basin. Accessible shower cubical with wall mounted shower attachment (not tested). Double glazed window to front. Radiator.



BEDROOM FOUR

11'3 x 9'9

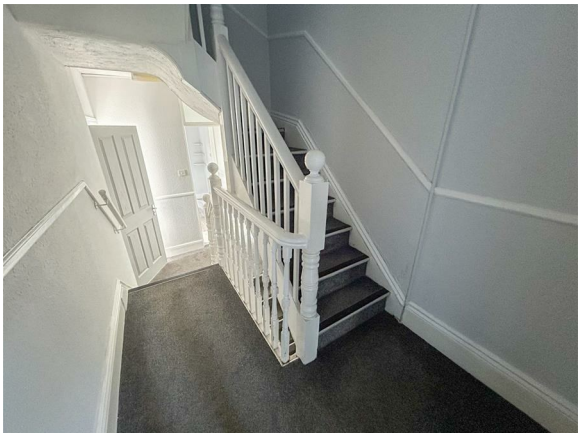
Pedestal hand wash basin. Radiator. Double glazed window to rear overlooking patio and garden.





LANDING

Stair flight to second floor.



SECOND FLOOR BEDROOM FIVE

13'4 x 9'2

Radiator. Double glazed bay window to front with partial distant sea views across the road and greensward. Featured double glazed arch window to side. Doors to en-suite.





EN-SUITE

Low level W.C. Corner shower cubicle with wall mounted shower attachment (not tested). Pedestal hand wash basin. Radiator. Featured double glazed window to side.



SECOND FLOOR BEDROOM SIX

9'3 x 9'1

Storage cupboard. Radiator. Double glazed bay window to front with partial distant sea views across the road and greensward.





STUDY

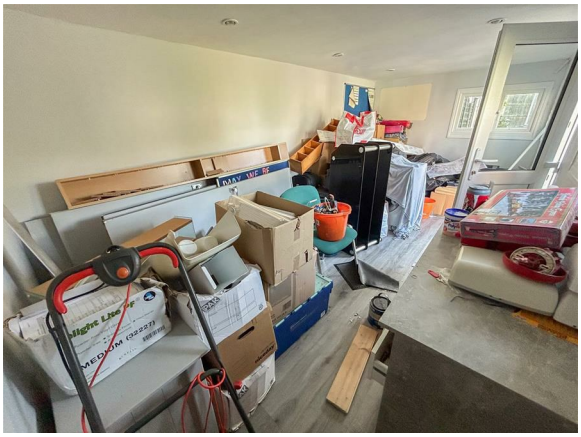
8'1 x 5'11

Please note this room has no natural light.

STORAGE GARAGE/OFFICE

21'6 x 8'5

Double glazed access door from garden. Power and light connected.





OUTSIDE FRONT

Hard standing area proving off street parking. Side gate leading to outside rear.



OUTSIDE REAR

88ft

Enclosed by panel fencing. Mainly laid to lawn. Patio paved area. Summer house. Access to Garage.









EH 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.

Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band ; Payable 2025/2026 £2612.39 Per Annum

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

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.



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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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