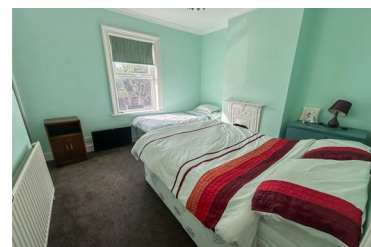




## Warwick Road Clacton-On-Sea, CO15 3BZ

Sheen's Estate Agents are pleased to offer this TWO BEDROOM MID-TERRACE HOUSE. This property is being offered with NO ONWARD CHAIN. The property is positioned within three quarters of a mile away of Clacton-on-Sea's town centre, sea front and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 13'11 x 11'4 Lounge
- 13'11 x 11'7 Kitchen
- Gas Central Heating (n/t)
- Conservatory & Separate W/C
- Three Piece Bathroom Suite
- No Onward Chain
- Council Tax Band A
- EPC Rating TBC



**Price £165,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE

13'11 x 11'4

Fire place. Radiator. Double glazed window to front.



## KITCHEN

13'11 x 11'7

Fitted with a range of white fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Integrated cooker with four ring hob above (not tested). Extractor fan. Space for fridge/freezer. Double glazed window to rear. Doors leading to conservatory.



## CONSERVATORY

8'5 x 6'8

Radiator. Doors to W/C. Double glazed window to rear and doors to outside rear.



## W/C

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



## BEDROOM ONE

11'9 x 11'5

Built in wardrobe. Radiator. Double glazed window to front,



## BEDROOM TWO

1'6 x 6'9

Built in wardrobe. Radiator. Double glazed window to rear.



## BATHROOM

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



## OUTSIDE FRONT

Hard paved area. Path leading up to Porch.



## OUTSIDE REAR

Hard paved area. Enclosed by panelled fencing. Storage shed.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band - A ; Payable 2026/2027 £1483.98 Per Annum

Any Additional Property Charges:

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:

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.

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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

### EH 05/26

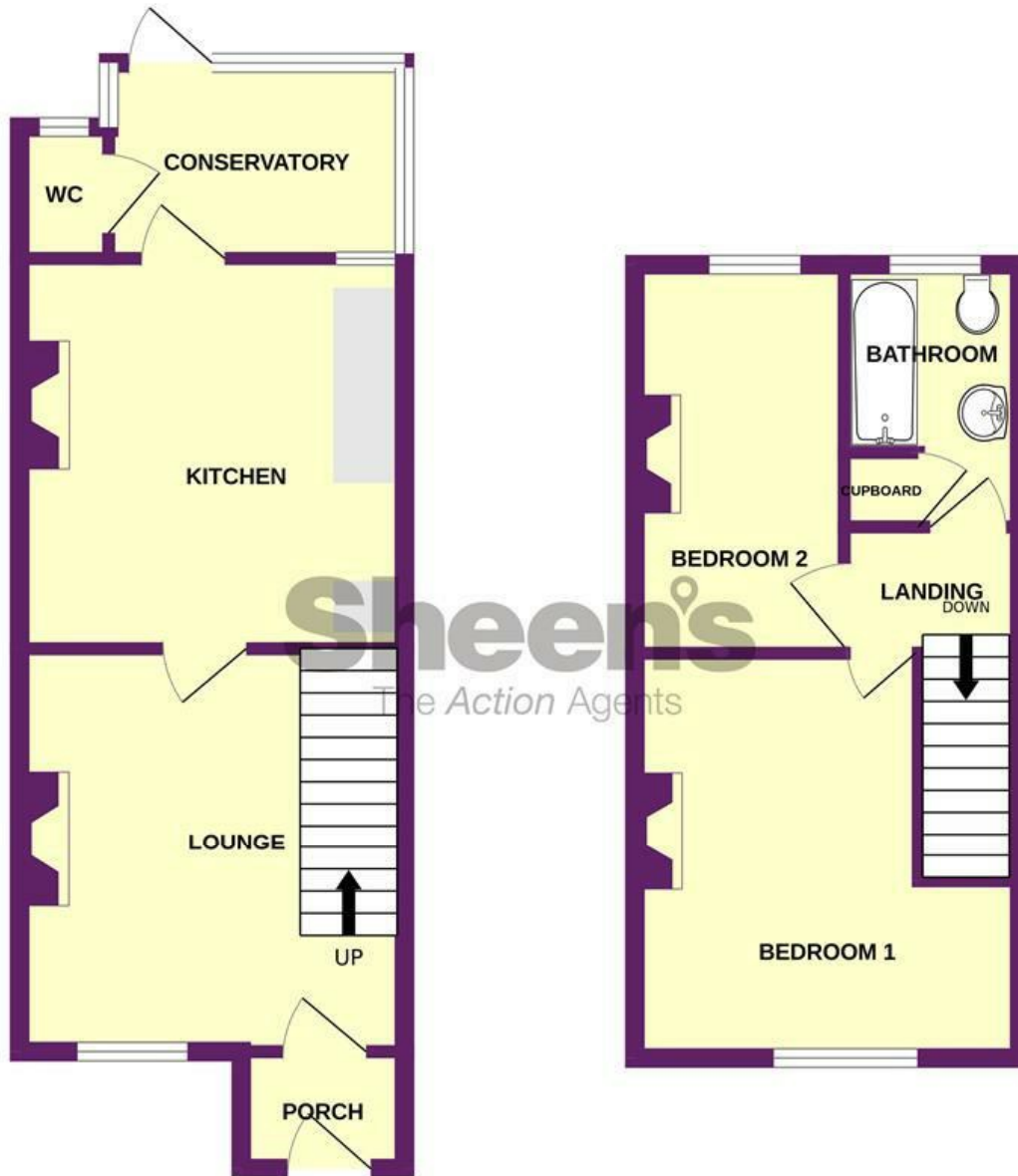
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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](http://www.sheens.co.uk).



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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

