

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents



Carrs Road Clacton-On-Sea, CO15 3ET

Located within a mile of Clacton-on-Sea's town centre, Seafront and main Railway station. Sheen's Estate Agents are pleased to offer for sale this ready to move into THREE BEDROOM SEMI-DEATCHED HOUSE. The property has been lovingly maintained by the current owners, including its individually designed rear garden and very useful 40' garage along with a 12' workshop/summer house. A viewing is highly recommended to appreciate the accommodation on offer.

- Three Bedrooms
- 15'4 Max Lounge
- 17' Kitchen Diner
- 12'8 Double Glazed Conservatory
- Family Bathroom
- Unique Garden
- 40ft Garage
- 12ft Summer House/Workshop
- Council Tax Band C
- EPC D



Price £270,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes: Double glazed entrance door to entrance hallway.

ENTRANCE HALLWAY

Doubled glazed window to side. Radiator. Stair flight to first floor. Doors to;



LOUNGE

15'4 max x 11'5

Double glazed bay window to front. Radiator. Fire place.



KITCHEN DINER

17' x 11' max

Comprises of laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit. Inset four ring electric hob with oven under and extractor hood over. Plumbing and space for washing machine and fridge/freezer. Selection of matching cream units at both eye and floor level. Tile splash backs. Radiator. Double glazed window to door and side. Storage cupboard. Open access to conservatory.



CONSERVATORY

12'8 x 12'

Double glazed windows to side and rear. Double glazed patio doors leading to the garden. Radiator.



FIRST FLOOR LANDING

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

BEDROOM ONE

15'6 max x 10'

Double glazed bay window to front. Radiator. Cast iron fireplace.



BEDROOM TWO

11'5 x 10'

Double glazed window to rear. Radiator. Cast iron fireplace.



BEDROOM THREE

9'4 x 6'9 into wardrobe

Double glazed window to front. Radiator. Fitted mirror fronted sliding door wardrobe.



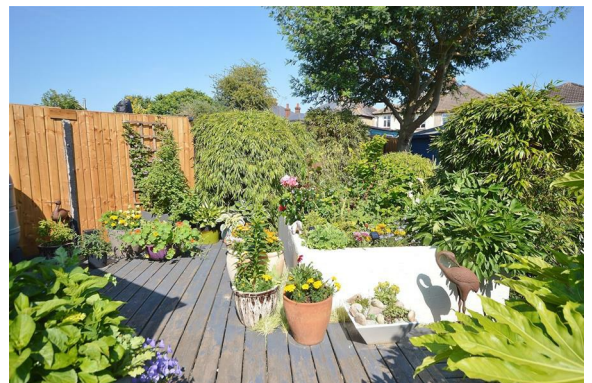
BATHROOM

Modern white suite comprising a low level W.C. Wall mounted hand was basin. Panelled bath with a wall mounted electric shower (not tested). Tiled walls. Heated towel rails. Double glazed window to rear.

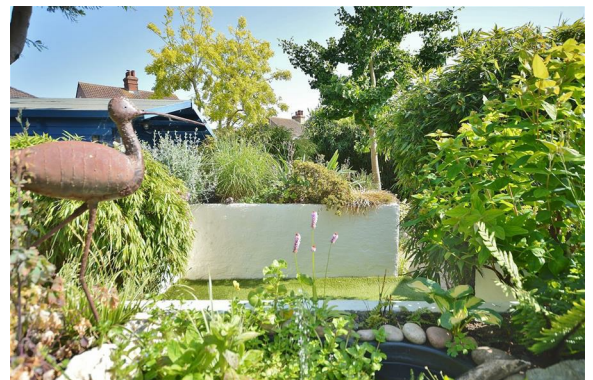


REAR GARDEN

Individually designed bespoke rear garden. Comprises of a number of individual sections commencing with a raised decking area with path leading to central area which consists of two white raised flower beds with artificial lawn. Path continues to the rear garden leading to the summer house/ workshop. Enclosed by mature shrubs and flower beds. Further patio area to the side and front of the summer house/workshop. The garden is enclosed by panelled fencing and hedges. It has a vast selection of flowers and plants.



REAR GARDEN



SUMMER HOUSE/ WORKSHOP

12' x 9'3

Canopy providing covered seating area with double doors leading to inside. Window to front. Power and light connected.



GARAGE

40' x 9'

Double doors to front. Curtesy doors to side and rear. Storage/workshop area to rear. Window to rear. power and light connected.



OUTSIDE FRONT

Driveway providing off street parking with double doors leading to garage. Side pedestrian access to rear via side gate.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains

Mobile Signal - Likely

Broadband - Ultrafast up to 2000mb

Non-Standard Property Features To Note:

LE 06/25

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.

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

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.
Made with Metropix 6/2025

Selling properties... not promises

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