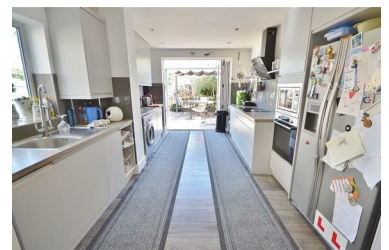




Walton Road Clacton-On-Sea, CO15 6DU

This conveniently located FIVE BEDROOM, THREE RECEPTION SEMI-DETACHED HOUSE is situated within 350 metres from Clacton-on-Sea's Mainline Railway Station and town centre, with East Clacton's Seafront approximately 600 metres away. This property would certainly benefit a larger family with its Five bedrooms, 20' Master Bedroom with en-suite and 100' rear garden.

- Five Bedrooms
- En-suite Shower Room
- Three Reception Rooms
- Modern Fitted kitchen
- Family Bathroom
- Double Glazed Windows
- Gas Central Heated
- Approximately 100' Rear Garden
- Council Tax Band C
- EPC Rating C



Price £350,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes: Part glazed wooden entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor. Under stairs storage cupboard. Radiator. Door to:



LOUNGE

15' into bay

Double glazed bay window to front. Two radiators. Cast iron fireplace with timber surround.



SITTING ROOM

11'9 x 11'5

Double glazed window to rear. Radiator.



DINING ROOM

11'5 x 11'2

Double glazed French doors leading to side. Radiator. Open access to kitchen.



KITCHEN

15'10 x 11'3 max

Modern fitted kitchen comprising laminated square edge work surfaces. Inset stainless steel single drainer sink unit. Inset four ring electric hob. Built in oven and integrated microwave (all appliances not tested). Integrated dishwasher. Plumbing and space for washing machine and double door fridge/freezer. Selection of matching high gloss units at both eye and floor level. Double glazed window to side. Double glazed bi-folding doors leading to garden.



FIRST FLOOR LANDING

Radiator. Stair flight to second floor. Doors to:

BEDROOM TWO

15' into bay x 10'9

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



BEDROOM THREE

11'9 x 11'5

Double glazed window to rear. Radiator.



BEDROOM FOUR

11'4 x 8'3 + recess

Double glazed window to rear. Radiator.



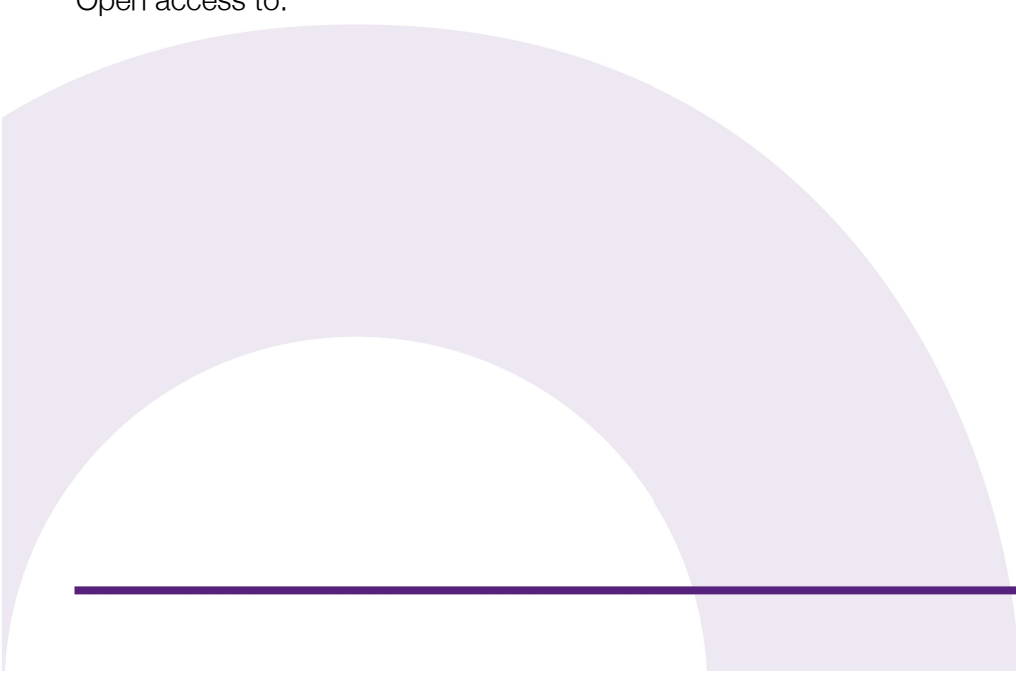
BATHROOM

Four piece modern bathroom suite comprising of low level W.C. Pedestal hand wash basin. Panelled bath. Independent shower cubicle with wall mounted shower (not tested). Fully tiled walls. Designer radiator. Two double glazed windows to side.



SECOND FLOOR LANDING

Open access to:



BEDROOM ONE

20'3 x 16'3 max

Double glazed window to rear. Radiator. Doors to:



EN-SUITE SHOWER ROOM

Comprises low level W.C. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted electric shower (not tested). Tiled walls. Double glazed window to rear.



OUTSIDE REAR

Commencing with paved patio area. Gate giving access to lawn area. Selection of shrubs and trees. Numerous storage sheds. Enclosed by panelled fencing. Side pedestrian access to front via side gate.



OUTSIDE FRONT

Enclosed by fencing. Laid to slate shingle.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C 2025/2026 £1899.92

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains
(Telephone & Broadband): Mobile Signal - Good outside Broadband - up to 200mb

Non-Standard Property Features To Note:

LE 0725

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



GROUND FLOOR

1ST FLOOR

2ND 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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