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

Sheen's
The *Action* Agents



St. Annes Road
Clacton-on-Sea, CO15 3NF

Sheens Estate Agents are pleased to offer this THREE BEDROOM SEMI DETACHED HOUSE. The property benefits from having off street parking as well as a garage. The property is located approximately 600 metres from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. The property is situated within 0.9 miles of Clacton-on-Sea's regenerated beaches and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- Lounge 12'10 x 12'8
- Kitchen 9'11 x 9'8
- Dining Room 9'11 x 8'10
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Garage
- Off Street Parking
- Council Tax Band C
- EPC Rating D







Price £240,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to:

ENTRANCE HALL

Stair flight to first floor. Under stair storage cupboard. Double glazed window to front. Radiator. Door to:



LOUNGE

12'10 x 12'8

Built in feature fireplace. Radiator. Double glazed window to front.







KITCHEN

9'11 x 9'8

Fitted kitchen suite comprising: Wood effect square edge work surfaces with white wall mounted cabinets with cupboards and drawers below. Inset stainless steel one and a half bowl drainer sink unit with mixer tap. Inset oven. Inset gas hob with extractor hood above. Cupboard housing gas combination boiler (all appliances not tested). Space and plumbing for washing machine. Space for fridge freezer. Tiled splash backs. Double glazed window to rear.





DINING AREA

9'11 x 8'10

Double glazed window to rear. Double glazed door to garden.



LANDING

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

BEDROOM ONE

12'7 x 9'7

Built in wardrobes. Radiator. Double glazed windows to front.





BEDROOM TWO

11'9 max x 9'11 max

Built in storage cupboard. Radiator. Double glazed window to rear.





BEDROOM THREE

9'7 narrowing to 6'1 x 6'11 max

Built in storage cupboard. Radiator. Double glazed window to front.

BATHROOM

6'11 x 5'6

Three piece suite comprising: Low level W.C. Pedestal wash hand sink basin. 'P' shaped bath with wall mounted shower attachment above (not tested). Partly tiled walls. Heated towel rail. Double glazed window to rear.





OUTSIDE REAR

Majority paved patio area. Enclosed by panel fencing. Side access leading to front.





GARAGE

Up and over door.

OUTSIDE FRONT

Majority paved patio providing off street parking for multiple vehicles.





Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; C Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: No

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: No

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.

JB 08/26

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.

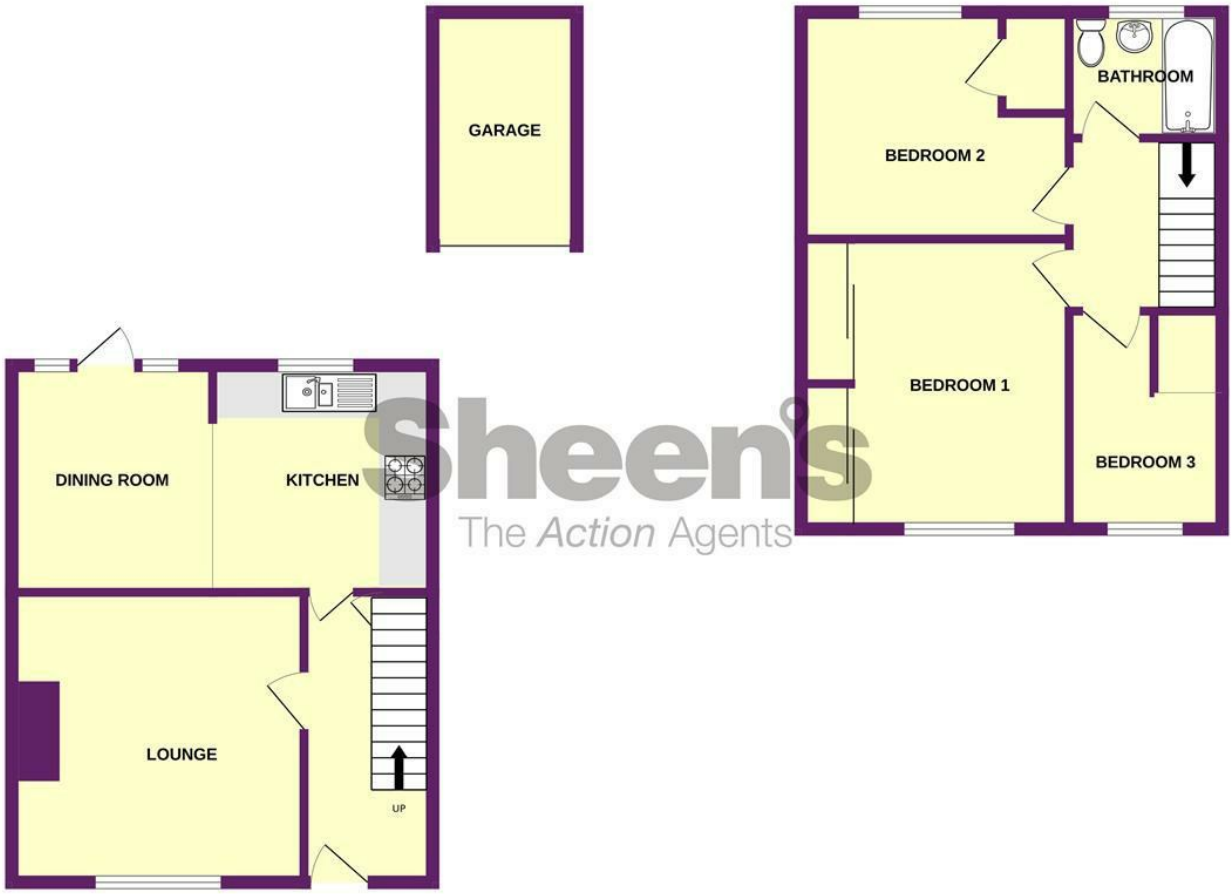
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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
475 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



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TOTAL FLOOR AREA : 892 sq.ft. (82.9 sq.m.) approx.

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

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