



## St. Johns Road Clacton-On-Sea, CO16 8DB

\*\*\* Guide Price £350,000-£375,000 \*\*\*

A Rare chance to acquire this unique DOUBLE BAY FRONTED FOUR/FIVE BEDROOM DETACHED CHARACTER HOUSE located in a non-estate location on the Clacton-on-Sea outskirts. An ideal location with easy access onto the A133, A120 and A12 respectively and also benefiting from access to Clacton's mainline railway station with its direct links to London Liverpool Street. Clacton's regenerated sea front and beaches are approximately one and a quarter miles away. With modernisations required, an early internal inspection is strongly advised to appreciate the potential that this unique property has to offer.

- Four/Five Bedrooms
- 17'5 x 12'0 Lounge
- 14'7 x 12' Sitting Room
- 19'8 x 12'4 Dining/Store Room
- 10' Breakfast Room with Aga
- Downstairs W/C
- Mainly Double Glazed
- Approx 110 ft Garden
- Make it Your Own
- EPC Rating G & Council Tax E



**Guide Price £350,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

#### ENTRANCE PORCH

Doors leading to entrance hallway.



#### HALLWAY

Stair flight leading to first floor.



## LOUNGE

17'5 x 12'

Gas fire place (not tested). Radiator. Double glazed bay window to front.



## SITTING ROOM

14'7 x 12'

Fire place. Gas point for fire. Double glazed bay window to front.



## DINING ROOM

19'8 x 12'4

Single glazed window to side. Double glazed window to rear.  
Patio doors leading to outside rear.



## BREAKFAST ROOM

10' x 8'5

Rayburn cooker (not tested). Double glazed window to side.  
Single glazed window to side. Open access to Kitchen.



## KITCHEN

19'10 x 11' reducing to 6'9

Fitted with a range of wall mounted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit. Space and plumbing for washing machine. Space and plumbing for tumble dryer. Space for gas cooker (not tested). Doors leading to downstairs W/C. Open access to Breakfast room. Double glazed window to rear. Door leading to outside rear. Doors leading to dining room.



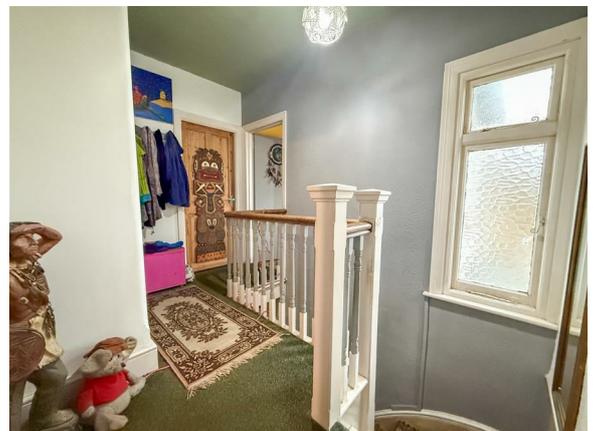
### DOWNSTAIRS W/C

Low level W/C. Wall mounted hand wash basin. Single glazed window to side.



### LANDING

Stair flight leading to ground floor. Single glazed window to side. Loft Hatch.



## BEDROOM ONE

18'9 x 10'

Double glazed window to front. Double glazed bay window to front.



## BEDROOM TWO

14'6 x 12'

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



## BEDROOM THREE

12' x 7'3

Double glazed window to rear.



## BEDROOM FOUR

10' x 9'5

Double glazed window to rear. Storage cupboard housing water tank (not tested).



## BATHROOM

Low level W/C. Vanity hand wash basin with mixer tap. Panelled bath with electric wall mounted shower (not tested). Double glazed window to side.



## OUTSIDE FRONT

Hard standing area providing off street parking for multiple vehicles with remainder being laid to lawn. Double side gates access providing access to outside rear.



## OUTSIDE REAR

Approx 110ft garden. Patio paved leading to lawn area. Workshop with power and light connected. Enclosed by panelled fencing. Selection of mature trees and shrubs. Side pedestrian access via double gates to one side and one single gate to the other.



## EH 11/25

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).

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### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council;

Council Tax Band - E

Payable 2026/2027 £2720.63 Per Annum

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage, Soakaways for most Gutters

(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 this property has no central heating.

### 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



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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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## Selling properties... not promises

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