

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Sheriffs Way Great Clacton, CO15 4ET

Located on the sought after 'Robin Hood' development in the popular Great Clacton area is this THREE BEDROOM DETACHED HOUSE. The property is conveniently positioned within quarter of a mile of 'Brook Park' Retail & Country Park with Clacton's mainline railway station, town centre and sea front approximately one and a half miles away. An early internal inspection is highly advised to appreciate the accommodation and spacious gardens on offer.

- Three Bedrooms
- 24' Lounge/Diner
- Ground Floor W.C
- 12'3 max Fitted Kitchen
- Bathroom & Separate W.C.
- Warm Air Central Heating (n/t)
- Fully Double Glazed
- Spacious Wrap Around Gardens
- Garage & Off Street Parking
- EPC Rating D & Council Tax C



Price £280,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor. Built in cloak cupboards. Under stairs storage cupboards. Wall mounted electric heater (not tested). Doors to:



GROUND FLOOR W.C.

Fitted with a white suite. Comprises low level W.C. Wash hand basin. Tiled splash backs. Wall mounted electric towel radiator. Double glazed window to side.



LOUNGE/DINER

24 x 11'9 max

Wall mounted electric fire (not tested). Double glazed window to rear. Double glazed double doors to rear garden.



LOUNGE AREA VIEW



DINING AREA VIEW



KITCHEN

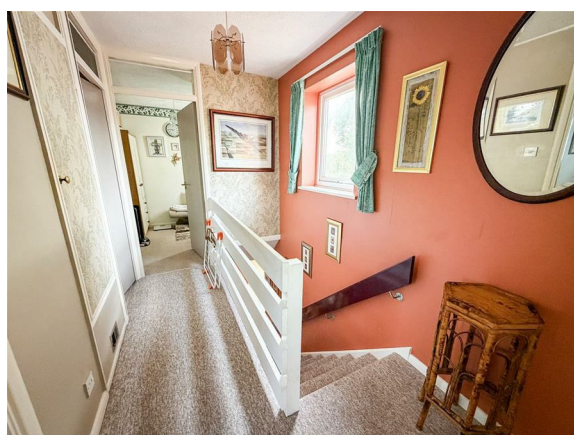
12'3 nar 10 x 7'4

Fitted with a range of wood effect fronted units. Comprises Laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer taps. Cooker space. Space and plumbing for washing machine. Tall fridge/Freezer space. Under stairs storage cupboard. Tall warm air central heating boiler (not tested). Double glazed window to front. Double glazed door to side.



FIRST FLOOR LANDING

Lof access. Built in airing cupboard. Double glazed window to front.



BEDROOM ONE

10'5 to wardrobes x 10'

Range of fitted wood effect wardrobes. Additional built in double wardrobe. Double glazed window to rear.



BEDROOM TWO

11' max x 9'9 plus door recess

Built in triple wardrobe. Double glazed window to rear.



BEDROOM THREE

8'4 x 8' max

Built in over stairs storage cupboard. Double glazed window to front.



BATHROOM

Fitted with a white suite. Comprises panel bath with wall mounted shower over along with folding glazed shower screen. Corner vanity wash hand basin. Fully tiled walls. Double glazed window to side.



SEPARATE W.C

Fitted with a white suite. Comprises low level W.C. Double glazed window to front.



OUTSIDE - FRONT

Landscaped front garden. Block paved driveway providing off street parking leading to double length Garage with up and over door (power and light connected). Gates give side pedestrian access to rear and side garden areas.



OUTSIDE - SIDE & REAR

The property is situated in a triangular wedge corner plot and benefits impressive garden space which measure a maximum width of 108' with a depth of 60' which narrows to approximately 34'. The garden is a blank canvas and gives excellent scope for anyone looking to landscape their family garden space or even extend the property (subject to relevant planning permissions). Enclosed by panel fencing. Double glazed personal door to garage. Enclosed by panel fencing.



ALTERNATE VIEW OF SIDE & REAR GARDENS



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

JE 1026

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.

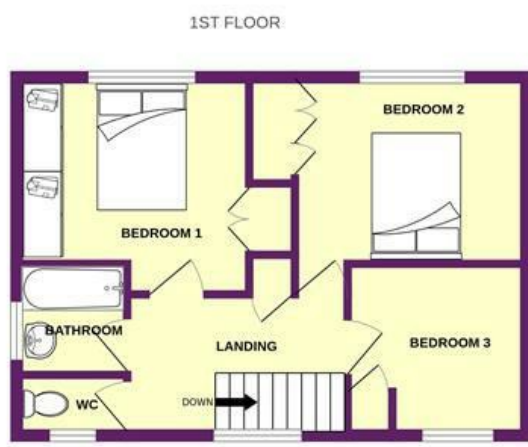
Particular Disclaimer

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





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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