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



Anchor Road
Clacton-on-Sea, CO15 1HR

Sheen's Estate Agents are pleased to offer for sale this FIVE BEDROOM, TWO RECEPTION ROOM SEMI-DETACHED HOUSE located in an established non-estate position. The property benefits from SPACIOUS LIVING as well as being offered with NO ONWARD CHAIN. The property is conveniently situated within a quarter of a mile of Clacton-on-Sea's town centre and approximately half a mile to the mainline railway station and sea front. An internal inspection is highly advised to appreciate the accommodation on offer.

- Five Bedrooms
- Two Reception Room
- 16'1 x 10'4 Kitchen
- 8'10 x 7'11 Utility Room
- Bathroom
- Gas Central Heating (n/t)
- Drive Providing Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating D







Price £270,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

ENTRANCE HALL

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



LOUNGE

13'4 x 11'5

Inset fireplace with wooden fire surround. Radiator. Double glazed window to front.



DINING ROOM

12'4 x 11'2

Radiator. Open access to:



KITCHEN

16'1 x 10'4

Fitted kitchen suite comprising: Laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Space for fridge freezer. Space for cooker. Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splash backs. Radiator. Double glazed window to rear. UPVC double glazed French doors leading onto rear garden. Open access to:







UTILITY

8'10 x 7'11

Cupboard housing wall mounted gas combination boiler (not tested). Space and plumbing for white goods appliances. Double glazed door leading to outside side.



CLOAK ROOM

Two piece suite comprising: Low level W.C. Wall mounted hand wash sink basin. Half tiled. Double glazed window to side.

FIRST FLOOR LANDING

Loft access. Door to:

BEDROOM ONE

12'0 x 10'4

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



BEDROOM TWO

9'3 x 8'6

Two radiators. Double glazed Velux window.



BEDROOM THREE

12'3 x 6'0

Built in wardrobes with sliding doors. Radiator. Double glazed Velux window.



BEDROOM FOUR

10'4 x 8'5

Radiator. Double glazed window to rear.



BEDROOM FIVE

11'0 max x 7'2

Radiator. Double glazed window to rear.



BATHROOM

Three white piece suite comprising: Low level W.C. Vanity wash hand sink basin with stainless steel mixer tap. Panelled bath with wall mounted shower head attachment above (not tested). Wall mounted heated towel rail.



OUTSIDE FRONT

Hard standing area providing off street parking for multiple vehicles. Side pedestrian access to outside rear.



OUTSIDE REAR

Patio paved area with remainder being laid to lawn. Enclosed by panelled fencing. Out building. Side pedestrian access leading to outside front.









Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council
Council Tax Band: B
Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges: N/A

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: N/A

Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

BA 10/26

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.

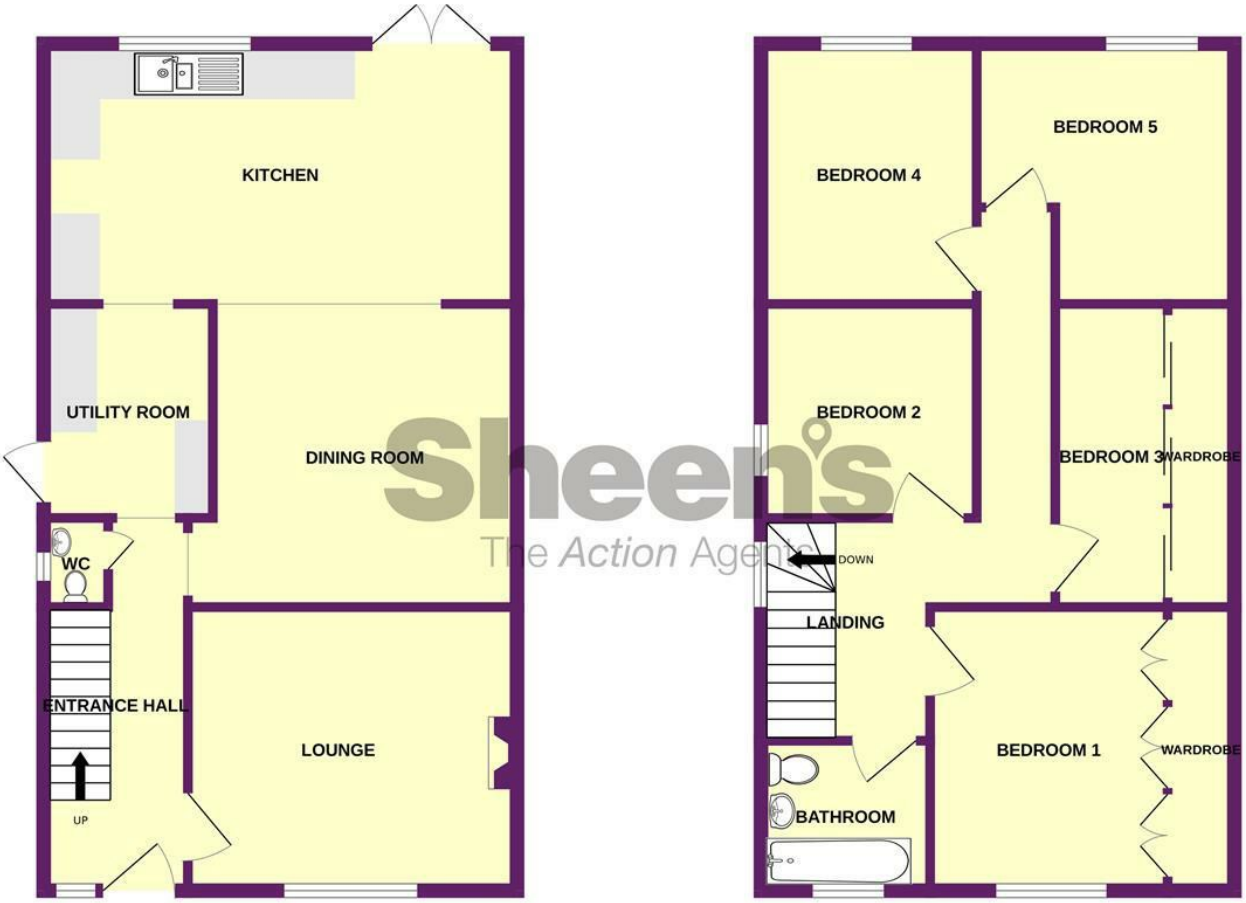
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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

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.
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Selling properties... not promises

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The Property Ombudsman SALES
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