



## Auger Road Clacton-On-Sea, CO16 9GN

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED HOUSE. The property is located in Little Clacton and was built in 2021. The property benefits from having an En-Suite shower room and down stairs W.C. The property is situated within Two miles from Clacton-on-Sea's mainline railway station with its links to London Liverpool Street. It is also within Two and a half miles of Clacton-on-Sea's regenerated Seafrost. An internal inspection is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 15'2 x 8'11 Lounge
- 12'7 x 8'1 Kitchen Diner
- Gas Central Heating (n/t)
- Down Stairs W.C.
- En-Suite
- Fully Double Glazed
- Off Street Parking
- Council Tax Band C
- EPC Rating B



**Price £235,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to entrance hallway.

#### ENTRANCE HALLWAY

Stair flight to first floor. Radiator. Entrance door to down stairs W.C.



#### DOWN STAIRS W.C.

4'9 x 2'11

Low level W.C. Pedestal hand wash sink basin. Radiator. Double glazed window to front.



## LOUNGE

15'2 x 8'11

Radiator. Double glazed window to front. Door to:





## KITCHEN DINER

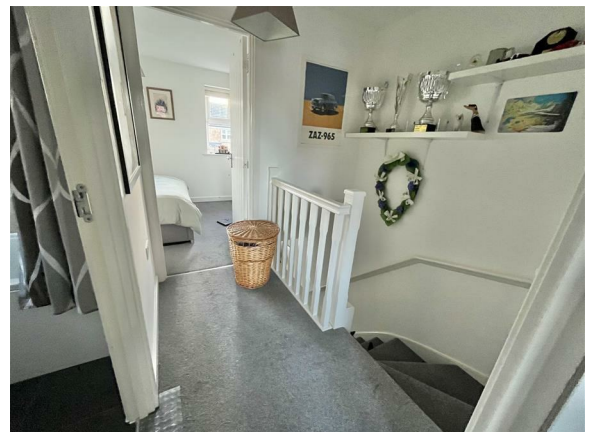
12'7 x 8'1

Fitted with a range of White gloss fronted wall mounted units comprising Black marble effect square edge work surfaces with cupboards and drawers below. Inset one and a half drainer stainless steel sink unit with mixer tap. Inset four ring gas cooker with gas oven below and extractor hood above. Inset fridge freezer. Radiator. Double glazed window to rear. Double glazed door leading to garden. All appliances not tested.



## FIRST FLOOR LANDING

Door to:



## BEDROOM ONE

9'9 x 8'2

Radiator. Double glazed window to rear. Door to:



## EN-SUITE

8'1 x 2'6

Three piece suite comprising low level W.C. Pedestal wash hand sink basin. Step in shower cubicle with wall mounted electric shower (not tested). Radiator.



## BEDROOM TWO

12'9 x 8'6

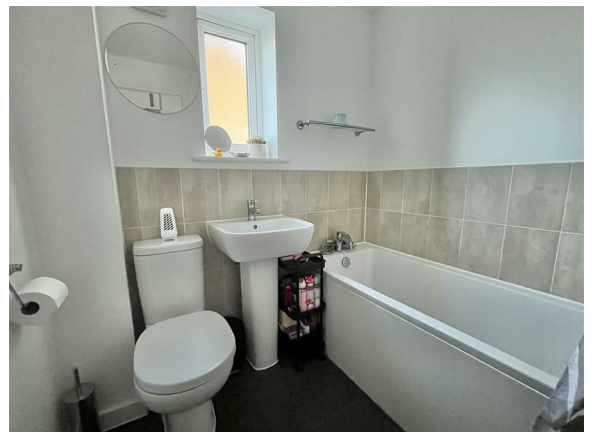
Storage cupboard. Radiator. Double glazed window to front.



## BATHROOM

6'4 x 5'7

Three piece suite comprising low level W.C. Pedestal wash hand sink basin. Panelled bath. Partly tiled walls. Radiator. Double glazed window to side.





## OUTSIDE REAR

Partly paved patio area with the remainder being laid to lawn.  
Storage shed. Side access to front.





## OUTSIDE FRONT

Paved patio area providing off street parking.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2025/2026 £1952.94 Per Annum

Any Additional Property Charges: Yearly Fee: £180.00

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (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:

## JB 01/26

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](http://www.sheens.co.uk).

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### Particular Disclaimer

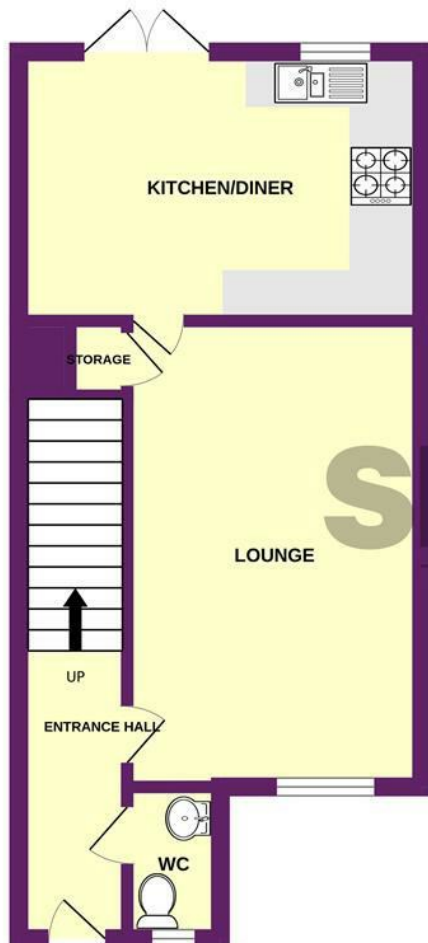
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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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**Sheen's**  
The Action Agents

