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

Shingle Way
Little Clacton, CO16 9GF

Sheens Estate Agents are pleased to offer for sale this 2023 build THREE BEDROOM SEMI DETACHED HOUSE. The house benefits from having off street parking as well as a garage. The house in Little Clacton is located 2.1 miles from Clacton-on-Sea's mainline railway station, town centre and regenerated beaches. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- Lounge 14'3 x 12' Max
- Kitchen Diner 15'4 x 8'9
- Downstairs W.C
- En-Suite Shower Room
- Gas Central Heating (n/t)
- Garage
- Off Street Parking
- Council Tax Band C
- EPC Rating A

Price £250,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

ENTRANCE HALL

Radiator. Stair flight to first floor. Door to:

DOWNSTAIRS W.C.

5'6 x 3'0

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

LOUNGE

14'3 max x 12'0 max

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

KITCHEN DINER

15'4 x 8'9

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

FIRST FLOOR LANDING

Loft access. Built in storage cupboard. Space for dryer. Door to:

BEDROOM ONE

12'0 max x 9'5 max

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

EN-SUITE

6'1 max x 5'4 max

Three piece suite comprising: Low level W.C. Pedestal wash hand sink basin. Step in shower cubical with wall mounted shower attachment above (not tested). Majority tiled walls. Radiator. Double glazed window to front.

BEDROOM TWO

9'2 x 7'6

Radiator. Double glazed window to rear.

BEDROOM THREE

7'6 x 5'9

Radiator. Double glazed window to rear.

BATHROOM

6'1 x 5'11

Three piece suite comprising: Low level W.C. Pedestal wash hand sink basin. Panelled bath. Majority tiled walls. Double glazed window to side.

OUTBUILDING/OFFICE ROOM

Double glazed double doors to garden. Double glazed windows.

OUTSIDE REAR

Majority paved patio area with remainder being laid to lawn. Enclosed by panel fencing. Built up wooden storage shed. Side access to front.

OUTSIDE FRONT

Paved patio area providing off street parking for multiple vehicles.
Paved patio pathway leading to front door.

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.

BA 09/26

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.

Draft Details

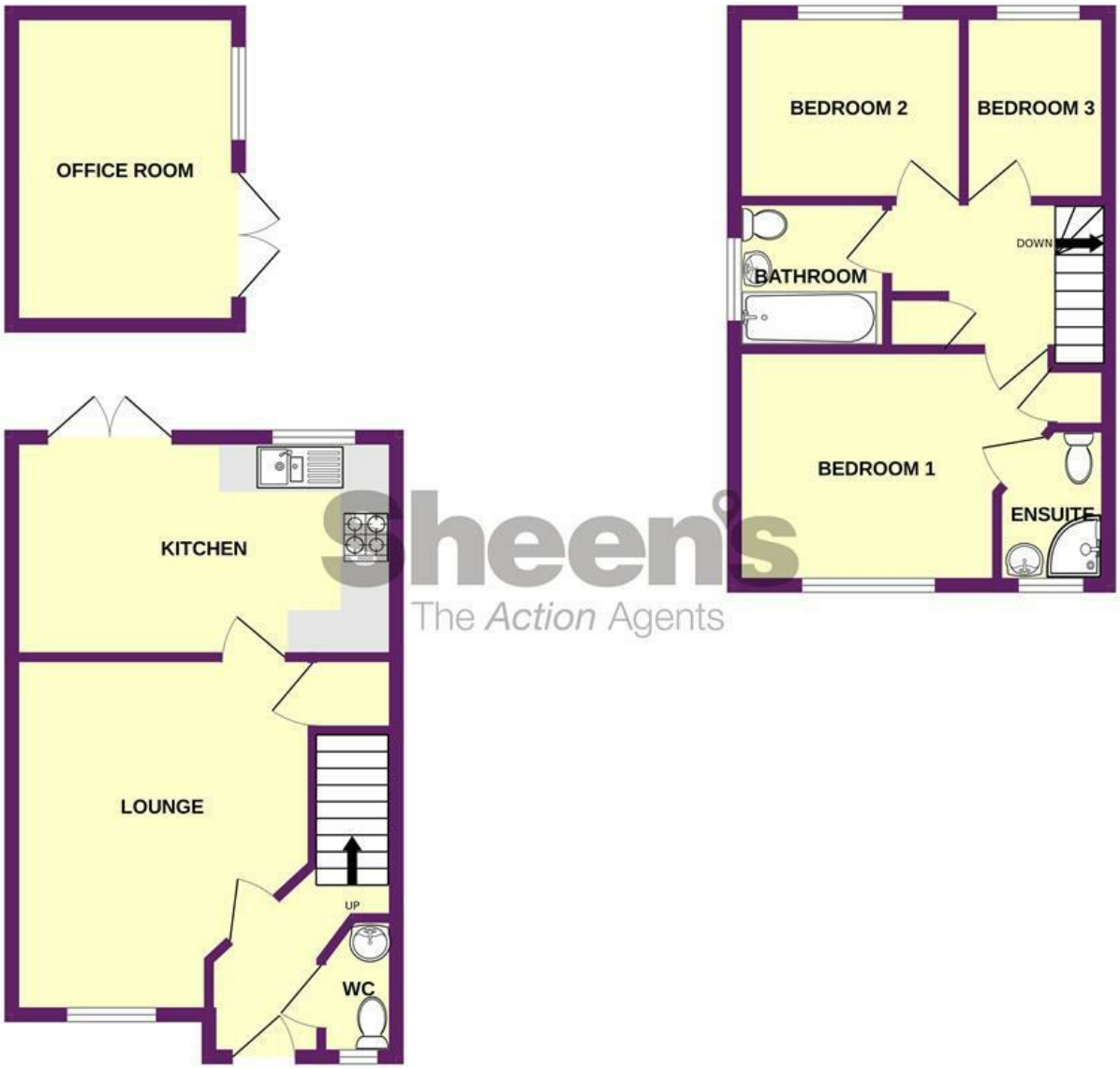
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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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