

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

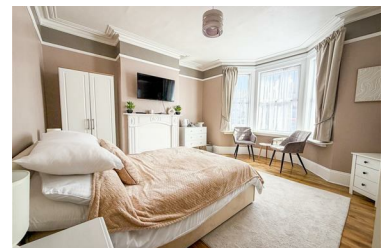


## Rosemary Road West Clacton-on-Sea, CO15 1EZ

\*\*\*Guide Price £260,000-£280,000\*\*\*

Being offered with NO ONWARD CHAIN Sheen's Estate Agents are pleased to offer for sale this FIVE BEDROOM MID-TERRACED HOUSE located in an established non-estate position in the heart of Clacton. Clacton-on-Sea's sea front and mainline railway station are positioned approximately a quarter of a mile away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Five Bedrooms
- Three Reception Rooms
- 20'9 x 9'11 Kitchen
- Ground Floor Shower Room
- First Floor Bathroom & Additional W.C.
- Gas Central Heating (n/t)
- Off Street Parking
- No Onward Chain
- Council Tax Band C
- EPC Rating D



**Guide Price £260,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Multi panel glazed wooden entrance door to:

### ENTRANCE PORCH

Tiled flooring. Further part glazed wooden entrance door to entrance hallway.

### ENTRANCE HALLWAY

Stair flight to first floor with built in under stairs storage cupboard. Dado rail. Picture rail. Radiator. Wood effect flooring. Door to:



### LOUNGE

14'3 into bay x 13'4 max

Ornamental fire surround. Picture rail. Radiator. Wood effect flooring. Double glazed bay window to front.



## DINING ROOM

12'1 x 11'11 max

Feature fireplace with decretal fire insert and tiled half. Picture rail. Dado rail. Radiator. Wood effect flooring. Double glazed window to rear. Further door to:



## KITCHEN/ BREAKFAST ROOM

20'9 x 9'11 max

Fitted with a range of panel fronted units with part granite square edge work surfaces with integrated one and a half bowl stainless steel sink unit with mixer tap. Cupboards and drawers below. Range of matching wall mounted units incorporating part glass fronted display cabinets and wine racks. Inset five ring gas hob with stainless steel extractor hood above. Integrated high level electric oven. Integrated tall fridge (all appliances not tested). Space and plumbing for washing machine and chest freezer. Tiled splashbacks. Concealed wall mounted gas combination boiler serving hot water and central heating systems (not tested). Double glazed windows to side and rear. Double glazed door to rear garden. Breakfast bar with rolled edge work surfaces. Radiator. Wood effect flooring. Door to shower room.



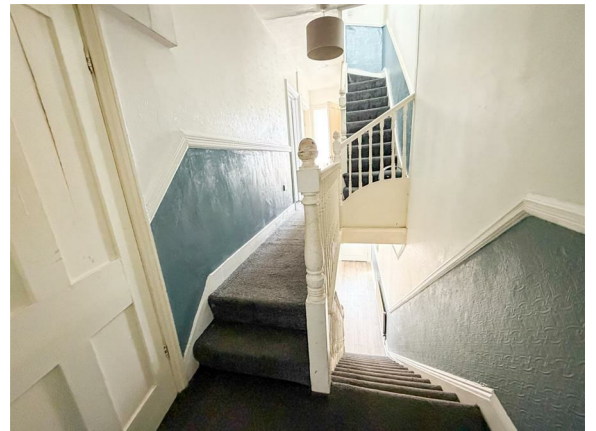
### SHOWER ROOM

Fitted with a three piece White suite comprising corner shower cubicle with integrated shower. Pedestal wash hand sink basin. Low level W.C. Tiled walls with stone effect shower splashback. Chrome effect heated towel rail. Wood effect flooring. Extractor fan (not tested). Double glazed window to side.



### FIRST FLOOR LANDING

Split level landing with dado rail. Stair flight to second floor with built in under stairs storage cupboard. Doors to:



### BEDROOM ONE

11'11 x 11'11 max

Picture rail. Radiator. Double glazed window to front.



## BEDROOM TWO

12' max x 12'2

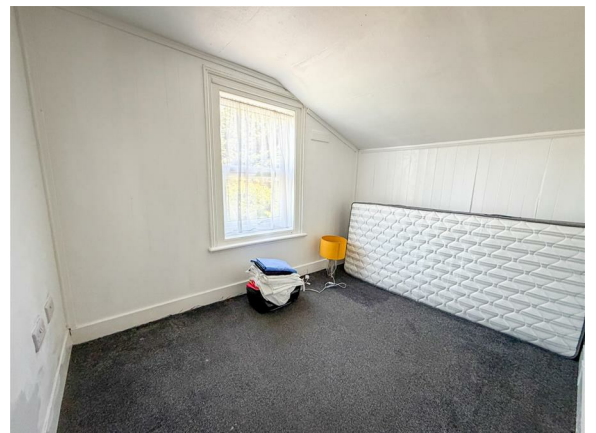
Built in wardrobe. Part wood panel walls with part fitted dado rail.  
Radiator. Double glazed window to rear.



## BEDROOM THREE

9'10 x 7'1 plus door recess

Radiator. Double glazed window to rear.



## BEDROOM FOUR

8'3 x 5'5

Radiator. Double glazed window to front.



## BATHROOM

Fitted with a three piece White suite comprising panelled bath. Low level W.C. Pedestal was hand sink basin. Fully tiled walls. Radiator. Tile effect flooring. Double glazed window to side.



## ADDITIONAL W.C.



## SECOND FLOOR

Door to bedroom five.

## BEDROOM FIVE

14'11 x 13'9 plus dorma bay

Two radiators. Built in storage cupboard. Additional built in Eves storage cupboard. Double glazed window to front.



## OUTSIDE FRONT

Hard standing area providing off street parking.

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## OUTSIDE REAR

Mainly paved with an array of shrubs and trees. Enclosed by panelled fencing.



## Material Information (Freehold Property)

Tenure:

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

Any Additional Property Charges:

Services Connected: (Gas): (Electricity): (Water): (Sewerage Type): (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 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.

## JE 04/26

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

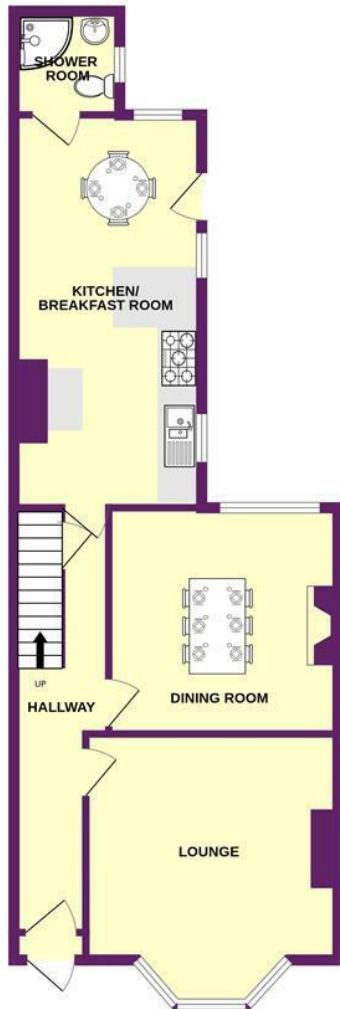
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



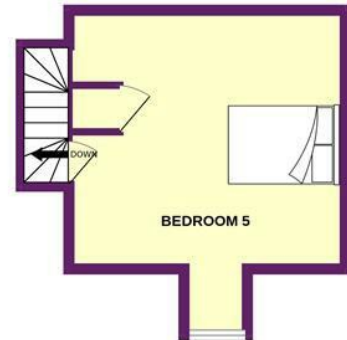
GROUND FLOOR



1ST FLOOR



2ND 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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