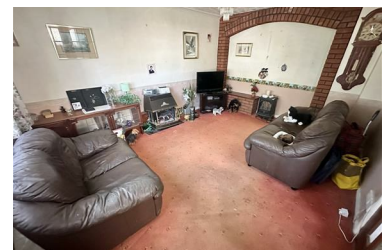




## Ryde Avenue Clacton-On-Sea, CO15 4PW

**\*\* IN NEED OF MODERNISATION \*\***  
Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM END-OF-TERRACE HOUSE situated on the Isle Of Wight Development in Great Clacton. The property is located approximately one mile from Great Clacton's shopping amenities and approximately two miles from Clacton-on-Sea's mainline railway station, town centre and seafront. An early inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 14' x 11'7 Lounge
- 19'2 x 8'9 Kitchen
- 11'7 x 9'4 Dining Room
- Warm Air Central Heating (n/t)
- Garage & Off Road Parking
- In Need Of Modernisation
- No Onward Chain
- Council Tax Band B
- EPC Rating TBC



**Price £220,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Wooden glazed door leading to:

### ENTRANCE PORCH

5'1 x 4'1

Single glazed windows to the front and side. Wooden glazed door leading to:

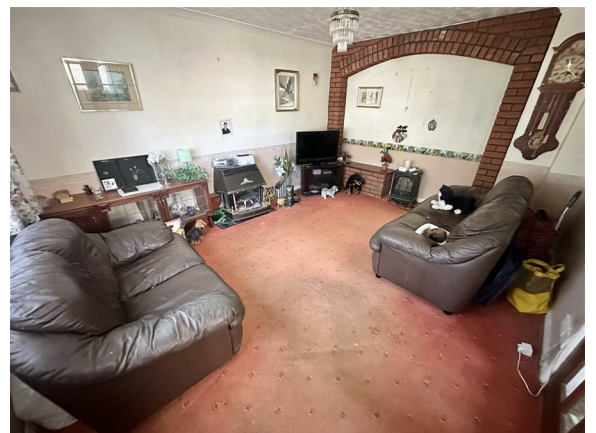
### ENTRANCE HALL

Stair flight to first floor. Under stairs storage cupboard. Door to:

### LOUNGE

14' x 11'7

Secondary glazed windows to front.



## KITCHEN

19'2 x 8'9

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset four ring gas hob with extractor hood above (not tested). Inset double oven. Inset two and a half bowl stainless steel sink unit with a stainless steel mixer tap. Space and plumbing for washing machine. Space for fridge and freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Glazed windows to rear. Wooden glazed door leading to the rear garden. Door to:



## DINING ROOM

11'7 x 9'4

Double glazed sliding door leading to the rear garden.



## FIRST FLOOR LANDING

Loft access. Storage cupboard. Warm air central heating system (not tested). Door to:

## BEDROOM ONE

12'2 x 8'7

Fitted wardrobes. Secondary glazed window to front.



## BEDROOM TWO

11'9 x 11'2

Built in storage cupboards. Secondary glazed window to rear.



### BEDROOM THREE

7'7 x 6'1

Single glazed window to front.



### BATHROOM

Three piece suite comprising a low level W.C. Pedestal hand wash sink basin. Panelled bath. Bath tiled. Single glazed window to rear.



## OUTSIDE FRONT

Hard standing area providing off street parking for multiple vehicles. Side access leading to the garage and outside rear.



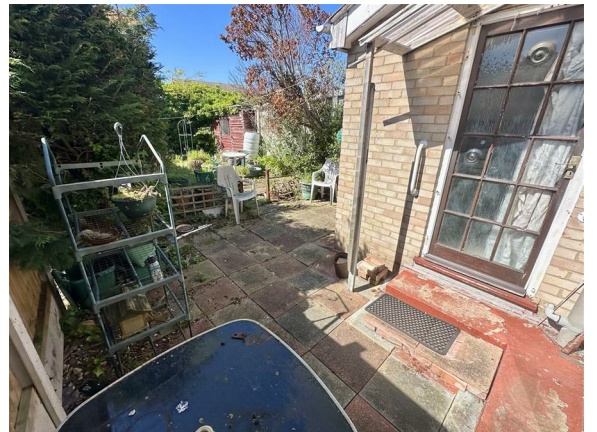
## GARAGE

Up and over door.



## OUTSIDE REAR

Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing. One wooden storage shed. Side pedestrian access leading to the 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): Yes (Sewerage Type): Mains Sewerage  
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

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 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).

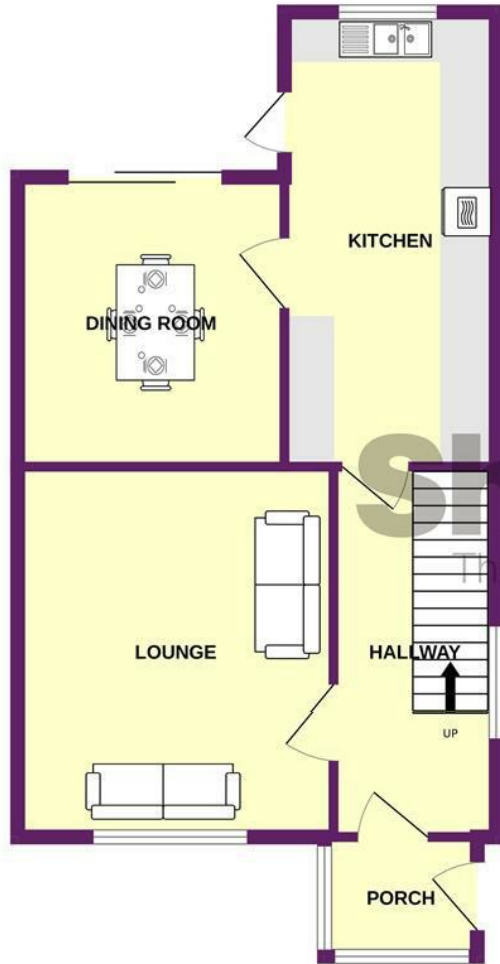
## Particular Disclaimer

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.

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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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