

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



## Douglas Road Clacton-on-Sea, CO15 3JT

Situated in this established non-estate position, Sheen's are pleased to offer for sale this EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE. The property offers very flexible living space, with the large kitchen extension which gives an extended lounge area, additional Dining space and ground floor W.C. Additional features include a spacious garden, garage, workshop and parking for numerous vehicles. The property is positioned within one mile of Clacton Town Centre, Sea Front and mainline railway station with its direct links to London Liverpool Street, In the valuers opinion, an internal viewing is recommended to appreciate the size and space on offer.

- Three Bedrooms
- 20'6 max x 12'1 Lounge
- 17'10 Kitchen/Breakfast Room
- Ground Floor W.C.
- Modern Four Piece Bathroom
- Gas Central Heating n/t)
- Majority Double Glazed
- Off Street Parking, Garage & Workshop
- Approx 98' Rear Garden
- EPC Rating & Council Tax B



**Price £300,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Feature arch storm porch leading to double glazed composite entrance door to entrance hallway.



### ENTRANCE HALLWAY

Stair flight to first floor with built in under stairs storage cupboard. Radiator. Dado rail. Picture rail. Multi panel glazed doors to lounge and kitchen.



## LOUNGE

20'6 max into bay x 12'1

Feature fireplace with inset solid fuel burner. Wood effect flooring. Radiator. Double glazed bay window to front. Multi panel glazed double doors with matching side picture windows to dining room.



## KITCHEN LOBBY

13'1 max x 5'11 max

Access via the entrance hallway. Door to ground floor cloakroom. Radiator. Double glazed window to side. Tile effect flooring. Space for fridge freezer and washing machine. Inset high level double electric oven with kitchen units and worktops which opens onto the main kitchen breakfast area.



**GROUND FLOOR W.C.**

Fitted white suite comprises low level W.C. Wash hand basin.  
Single glazed window to side. Tile effect flooring.



## KITCHEN BREAKFAST ROOM

17'10 x 8'4

Fitted with a range of antique White grove panel laminate fronted units comprises granite effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Inset four ring gas hob with stainless steel engraved extractor hood above (All appliances not tested). Space and plumbing for washing machine and dishwasher. Tile effect flooring. Double glazed window to rear. Double glazed double doors onto rear garden. Open access to dining room.



## DINING ROOM

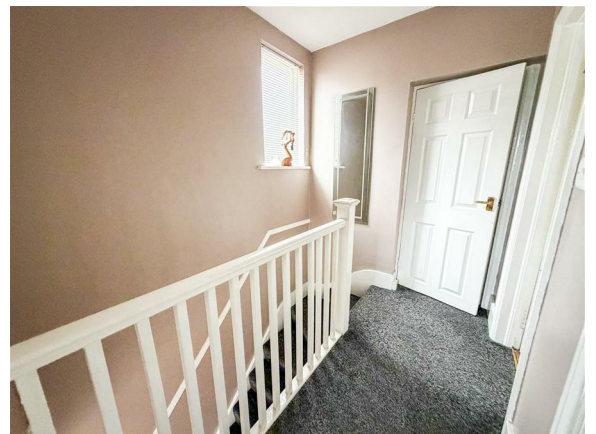
12'8 x 8'9

Tile effect flooring. Radiator. Multi panel glazed double doors and side picture window opening onto lounge.



## FIRST FLOOR LANDING

Dado rail. Double glazed window to side. Doors to:



### BEDROOM ONE

15'4 into bay x 12'2 max

Radiator. Wood effect flooring. Picture rail. Double glazed window to front.



### BEDROOM TWO

12'2 x 13'8

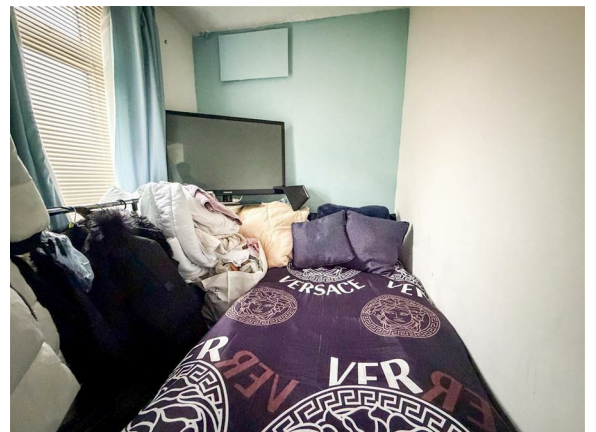
Picture Rail. Radiator. Wood effect flooring. Double glazed window to rear.



### BEDROOM THREE

8'7 x 6'

Double glazed window to side.



## BATHROOM

Fitted with a four piece White suite comprising panelled bath with mixer tap with shower attachment. Pedestal wash hand basin. Low level W.C. Corner shower cubicle with wall mounted electric shower (not tested). Chrome effect heated towel rail. Tiled walls. Tiled flooring. Double glazed window to front.



## OUTSIDE FRONT

Garden is part enclosed by a small brick wall with a hard standing area providing off street parking leading to garage with up and over door (15'10 x 8'2). Remainder laid to shingle providing additional off street parking.



## OUTSIDE REAR

Approximately 98' rear garden which is mainly laid to lawn with an array of mature flowers, shrubs and trees. Hard standing patio area. Personal door to rear of garage. Additional brick built workshop. Enclosed by panelled fencing.



## ALTERNATE VIEW OF GARDEN



## WORKSHOP

12'2 x 7'11

Power and light connected. Double glazed window to side.

### Material Information (Freehold Property)

Tenure: Freehold

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:

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## 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).

## 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





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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