

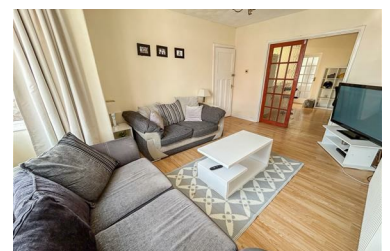


## Thomas Road Clacton-On-Sea, CO15 3JD

Sheen's Estate Agents are pleased to offer this **THREE BEDROOM SEMI-DETACHED HOUSE**. The property is conveniently positioned near local shopping amenities with Clacton's town centre, sea front and mainline railway station located within one mile. The property is offered with No Onward Chain and an early internal inspection is recommended to appreciate the accommodation on offer.

- Three Bedrooms
- 14'11 x 11'0 Lounge
- 16'9 x 9'8 Kitchen/Diner
- 12'0 x 10'5 Bedroom One
- Gas Central Heating (n/t)
- Mostly Double Glazed
- Off Street Parking
- Brick Built Storage Shed
- Council Tax Band B
- EPC Rating D

**Price £220,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

### ENTRANCE HALL

Wall mounted gas combination boiler (not tested). Space and plumbing for washing machine.

### LOUNGE

14'11 x 11'0

Radiator. Double glazed window to front. Doors to:





## KITCHEN/DINER

16'9 x 9'8

Fitted with a range of wall mounted gloss fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless sink unit with mixer tap. Space for cooker. Ceramic electric hob above (not tested). Extractor fan (not tested). Space for fridge/freezer. Single glazed window to side. Doors to outside rear.



## ALTERNATE VIEW OF KITCHEN/DINER



## DOWNSTAIRS SHOWER ROOM

6'6 x 6'3

High rise W/C. Shower cubical with wall mounted shower attachment (not tested). Double glazed window to rear.



## BEDROOM ONE

12'0 x 10'5

Double glazed window to front. Radiator.





## BEDROOM TWO

11'11 x 10'5

Double glazed window to rear. Storage cupboard. Radiator.



## BEDROOM THREE

8'4 x 5'10

Double glazed window to front. Radiator.



## BATHROOM

Low Level W/C. Panelled bath. Hand wash basin with cupboard below. Double glazed window to rear.



## OUTSIDE FRONT

Hard paved area providing off street parking. Side gate providing access to outside rear.



## OUTSIDE REAR

Mainly laid to lawn. Enclosed by panel fencing. Storage shed.



## EH 06/25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges: N/A

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: N/A

### 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.

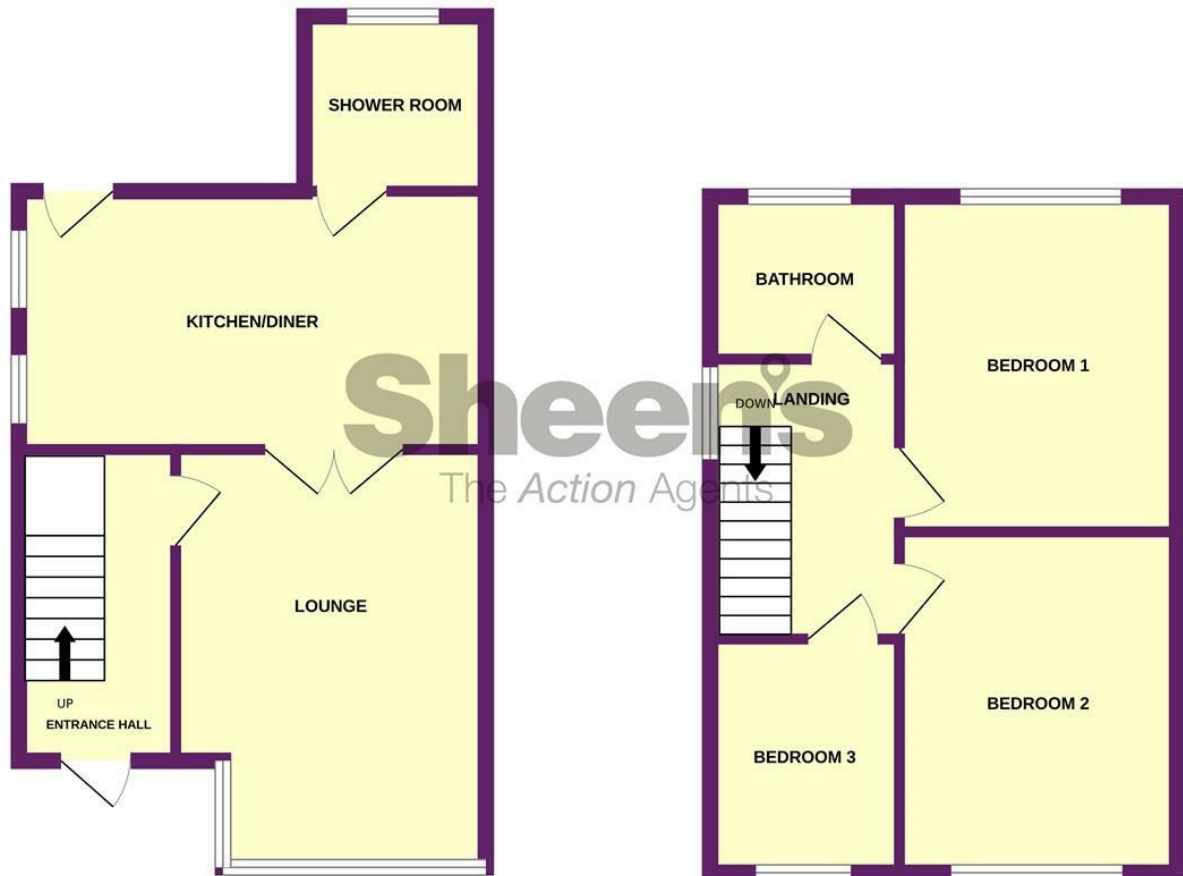
### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR

1ST FLOOR



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