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Sheen's
The *Action* Agents

Ellis Road
Clacton-on-Sea, CO15 1EX

Being offered with NO ONWARD CHAIN Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE located on the fringes of Clacton's town centre. Clacton-on-Sea's sea front is situated just over a quarter of a mile away with the mainline railway station within half a mile. Offering spacious accommodation throughout, an early internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 28'3 x 10'8 Lounge/Diner
- 10' x 9'2 Kitchen
- 9' x 5'5 Utility Room
- Ground Floor W.C
- First Floor Bathroom
- Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating D

Price £260,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Wooden entrance door leading to:

ENTRANCE HALLWAY

Stairflight to first floor. Under stairs storage cupboard. Radiator.
Door to:

LOUNGE DINER

28'3 x 10'8

Inset electric feature fireplace with wooden fire surround (not tested). Two radiators. Double glazed bay window to front. Double glazed window to rear.

KITCHEN

10' x 9'2

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with extractor hood above (not tested). Inset oven. Selection of matching wall units with cupboards and drawers at both eye and floor level. Radiator. Double glazed window to side. Door to:

UTILITY ROOM

9' x 5'5

Wall mounted gas boiler (not tested). Two radiators. Double glazed window to side. UPVC Double glazed door leading to the rear garden. Door to:

GROUND FLOOR W.C.

White suite comprising a low level W.C. Pedestal hand wash sink basin. Radiator. Single glazed windows to the side and rear.

FIRST FLOOR LANDING

Two loft access's. Radiator. Door to:

BEDROOM ONE

15'3 into bay x 14'7

Radiator. Double glazed windows to front.

BEDROOM TWO

13' x 8'2

Radiator. Double glazed window to rear.

BEDROOM THREE

11'7 x 8'2

Radiator. Double glazed window to rear.

BATHROOM

Three piece suite comprising pedestal hand wash sink basin. Step in shower cubicle with wall mounted electric shower and shower head attachment above (not tested). Panelled bath. Heated towel rail. Double glazed window to side.

SEPERATE W.C.

Comprises a low level W.C. Glazed window to side.

OUTSIDE FRONT

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

OUTSIDE REAR

Fully laid to artificial lawn. Enclosed by panelled fencing and brick wall.

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.

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

1ST FLOOR

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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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