



## St. Johns Road Great Clacton, CO15 4BT

Located in this established non-estate position in the popular area of Great Clacton is this THREE BEDROOM SEMI-DETACHED HOUSE. The property offers the perfect opportunity to make it your own, with some renovations needed throughout the property. Local shopping amenities in the heart of Great Clacton are within Half a mile, with Clacton's town centre, seafront and mainline railway station being approximately One mile away.

- Three First Floor Bedrooms
- 13' Max x 10'3 Lounge
- 13' Max Kitchen
- 10'5 D/Glazed Conservatory
- Ground Floor Shower Room
- Partial Gas Central Heating (N/T)
- Double Glazed Windows
- Off Street Parking
- South Facing Garden
- EPC Rating D & Council Tax B



**Price £190,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Wooden entrance door to:

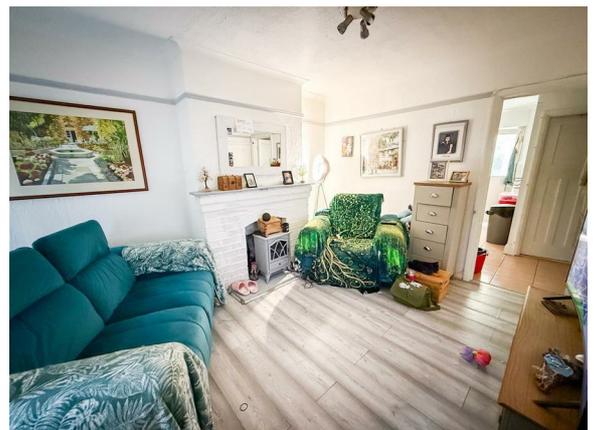
### ENTRANCE LOBBY

Stair flight to first floor. Door to:

### LOUNGE

13' into bay x 10'3 max

Feature brick fireplace. Picture rail. Under stairs storage cupboard. Wood effect flooring. Double glazed bay window to front. Door to:



## KITCHEN

13' narrowing to 7'10 x 10'9

Fitted with a range of white gloss panelled fronted units comprising laminated rolled edge work surfaces with cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with extractor hood above. Inset high level electric oven ( all appliances not tested). Space for tall fridge and freezer. Tiled flooring. Tiled splashbacks. Radiator. Single glazed internal window and door to conservatory. Door to shower room.



## SHOWER ROOM

6'11 x 4'11

Fitted with a modern three piece suite comprises double shower cubicle with wall mounted shower attachment. Low level W.C. Vanity wash hand basin with cupboards below. Chrome effect heated towel rail. Fully tiled walls. Tiled flooring.



## CONSERVATORY

10'5 x 7'8

Part brick built with double glazed windows to side and rear. Poly carbonate roof. Wall mounted gas boiler (not tested). Space and plumbing for washing machine, dish washer and tumble dryer. Double glazed French style doors leading to rear garden.



## FIRST FLOOR LANDING

Double glazed window to side. Doors to:

### BEDROOM ONE

11'4 x 11'9 to wardrobe

Picture rail. Built in double wardrobe. Double glazed window to front.



### BEDROOM TWO

10'11 x 7'8 max

Built in storage cupboard. Wood effect flooring,. Picture rail. Double glazed window to rear.



### BEDROOM THREE

7'3 x 5'4

Picture rail. Double glazed window to rear.



### OUTSIDE FRONT

Front garden is laid to lawn. Part enclosed by a small brick wall. Off street parking. Access to dilapidated side timber garage which is in need to replacement/renovations.



## OUTSIDE REAR

Paved patio area. Remainder being laid to lawn. Part enclosed by brick wall and panelled fencing.



## SOLAR PANELS

The vendor has informed us that the Solar Panels have been purchased and financed for this will be settled before completion.

## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B; Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (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 the property has a modern boiler but only has partial central heating

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## JE 11/25

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



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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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## Selling properties... not promises

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**Sheen's**  
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