



## Cloes Lane Clacton-on-Sea, CO16 8AG

Sheens Estate Agents are pleased to offer for sale this FOUR BEDROOM SEMI DETACHED HOUSE which includes a ONE BEDROOM ANNEXE with a private EN-SUITE SHOWER ROOM. The property is conveniently located 1.1 miles from Clacton-on-Sea's mainline railway station. The property is positioned a mere 1.35 miles from Clacton-on-Sea's regenerated beaches and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Four Bedrooms
- Annexe With En-Suite Shower
- 17'1 x 13'7 max Lounge Diner
- 11'8 x 9'1 Fitted Kitchen
- Downstairs W.C.
- En-Suite Shower Room
- Gas Central Heating (n/t)
- Off-Street Parking
- Council Tax Band C
- EPC Rating B



**Price £290,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to:

### ENTRANCE HALL

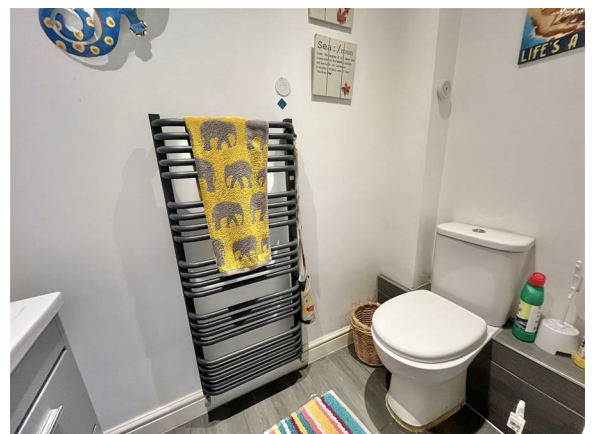
Radiator. Under stairs storage cupboard. Starflight to first floor. Door to kitchen. Door to:



### DOWNSTAIRS W.C.

6'5 x 3'1

Low level W.C. Vanity wash hand sink basin unit with drawers below. Heated towel rail.



## KITCHEN AREA

11'8 x 9'1

Modern fitted kitchen suite comprising marble effect square edge work surfaces with grey wall mounted cabinets with cupboards and drawers below. Inset oven. Inset induction hob with extractor hood above. Space for washing machine. Space for dishwasher. Inset single drainer sink unit with stainless steel mixer tap. Cupboard housing gas combination boiler. Space for fridge freezer. Tiled splashbacks. Double glazed window to front. (all appliances not tested)



## LOUNGE DINER

17'1 x 13'7

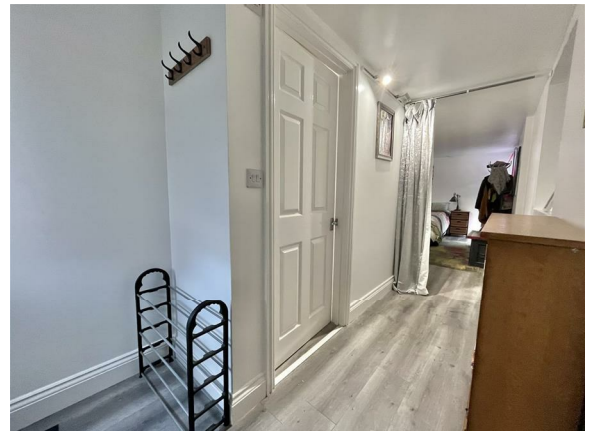
Radiator. Double glazed double doors to garden. Door to:



## ANNEXE

25'10 max x 8'7 max

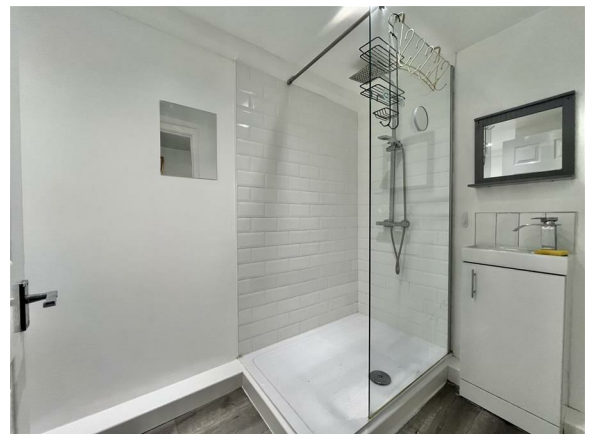
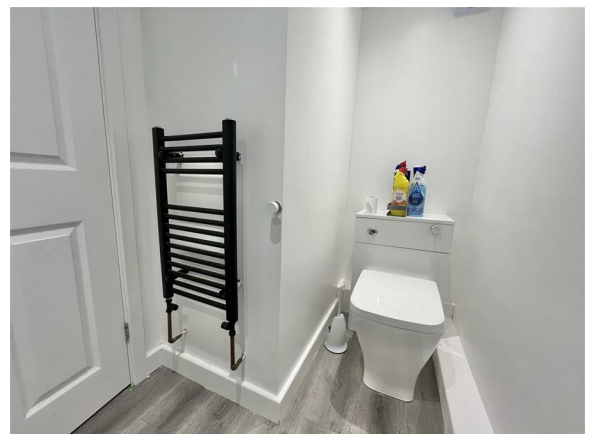
Door to:



## ANNEXE SHOWER ROOM

10'1 max x 4'8

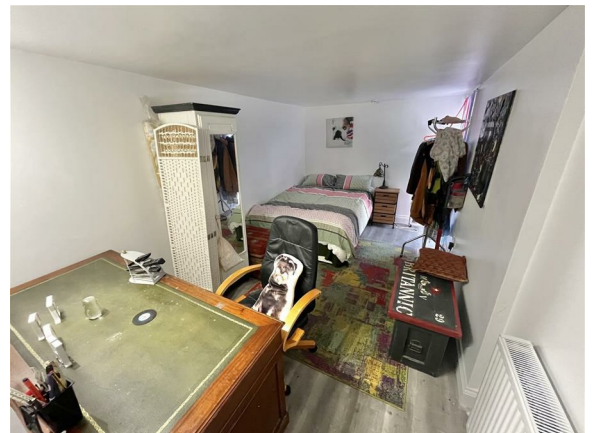
Three piece modern suite comprising vanity wash hand sink basin with cupboard below. Low level W.C. Step in double shower cubicle with wall mounted electric shower above (not tested).



## ANNEXE BEDROOM

14'7 x 8'7

Radiator. Double glazed door to garden.



## FIRST FLOOR LANDING

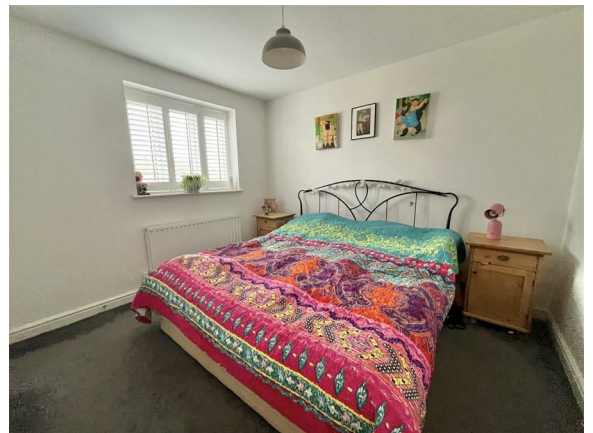
Loft access. Radiator. Door to:



## BEDROOM ONE

10'8 x 9'6

Radiator. Double glazed window to front. Door to:



## EN-SUITE

7' x 6'5

Modern three piece suite comprising low level W.C. Vanity wash hand sink basin unit with cupboards below. Double step in shower cubicle. Heated towel rail. Fully tiled walls. Double glazed window to front.



## BEDROOM TWO

13'1 narrowing to 9'7 x 9'7

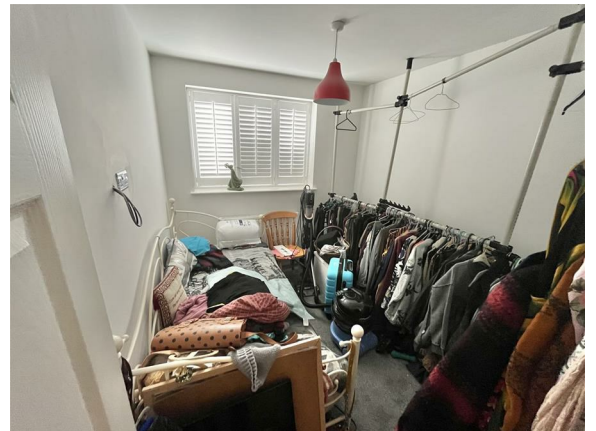
Radiator. Double glazed window to rear.



## BEDROOM THREE

9'1 x 7'

Radiator. Double glazed window to rear.



## BATHROOM

9'6 x 6' max

Modern three piece suite comprising low level W.C. Vanity wash hand sink basin with cupboard below. Panelled bath with electric shower above (not tested). Heated towel rail. Fully tiled walls. Double glazed window to side.



## OUTSIDE FRONT

Fully paved patio area which provides off street parking for multiple vehicles.



## OUTSIDE REAR

Majority paved patio area with the remainder being artificial grass. Built in wooden storage shed. Wooden summerhouse. Metal shed. Enclosed by panel fencing. Side access leading to:



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council  
Council Tax Band C  
Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: N/A

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: N/A

## JB 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



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GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.

1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.

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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The Action Agents

