110 Old Road, Clacton On Sea, Essex, CO15 3AA
01255 475444 clacton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents



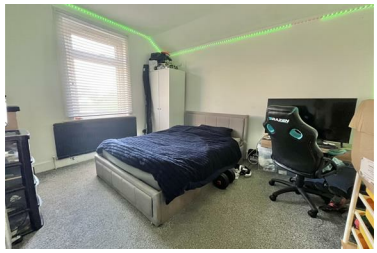
Severn Road
Clacton-on-Sea, CO15 3RD

Sheens Estate Agents are delighted to offer for sale this substantial five-bedroom detached house, perfectly suited to modern family living. The property features five bedrooms alongside a highly flexible ground-floor layout, including a large family lounge and additional adaptable rooms to suit a variety of needs, whether accommodating teenagers, multi-generational living, or simply enjoying extra space without compromise. Further benefits include off-street parking and being conveniently positioned just 800 metres from Clacton-on-Sea's mainline railway station, with direct links to London Liverpool Street. The property is approximately 0.8 miles from Clacton-on-Sea's regenerated seafront, this is a significant home offering excellent value. An internal inspection is highly recommended to fully appreciate the scale, quality and flexibility of accommodation on offer. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

- Five Bedrooms
- 21'6 x 13'1 Lounge
- 21' x 10'3 Kitchen Diner
- 11'11 x 9'7 Shower Room
- 5'2 x 4'6 Wet Room
- Gas Central Heating (n/t)
- Detached Property
- Off Street Parking
- Viewing Advised
- EPC Rating D & Council Tax C







Price £280,000 Freehold

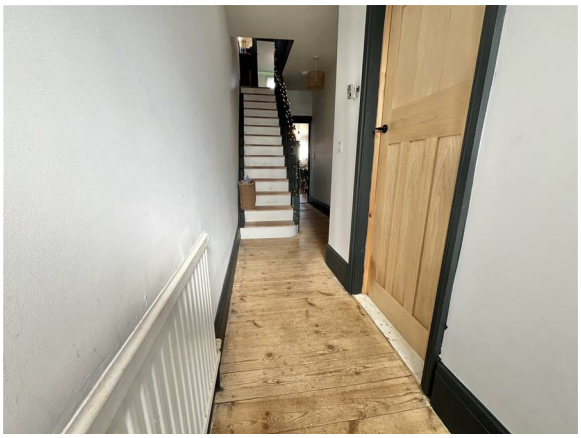
Accommodation Comprises

The accommodation comprises approximate room sizes:

Door to:

ENTRANCE HALL

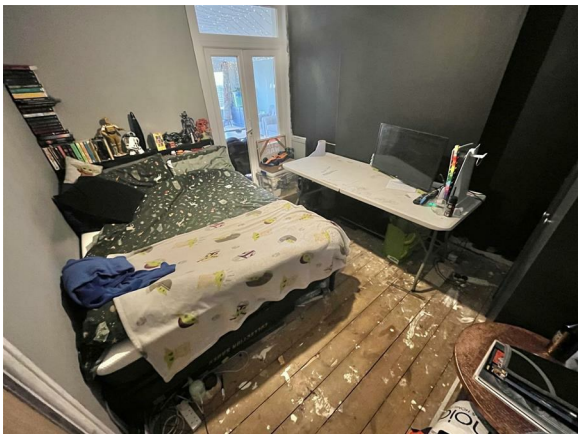
Radiator. Built in under stairs storage cupboard. Door to:



DINING ROOM

11'10 x 9'7 max

Radiator. UPVC double glazed door leading to:



LOUNGE

21'6 x 13'1

Log burner. Double glazed windows to rear. Solid wood flooring. Double glazed sliding door to garden. Double glazed window to kitchen/diner. Open access to:







KITCHEN/DINER

21' x 10'3

Fitted kitchen suite comprising Oakwood square edge work surfaces with Grey wall mounted cabinets with cupboards and drawers below. Inset ceramic sink unit. Inset oven. Inset hob with extractor hood above (all appliances not tested). Space for washing machine. Space for dryer. Space for dishwasher. Solid wood flooring. Single glazed window to side. Double glazed window to rear.







WET ROOM

5'2 x 4'6

Low level W.C. Pedestal wash hand sink basin. Wall mounted shower head attachment above. Heated towel rail.



BEDROOM FIVE

18' x 8'2

Single glazed window to front.





BEDROOM THREE

11'8 x 11'7

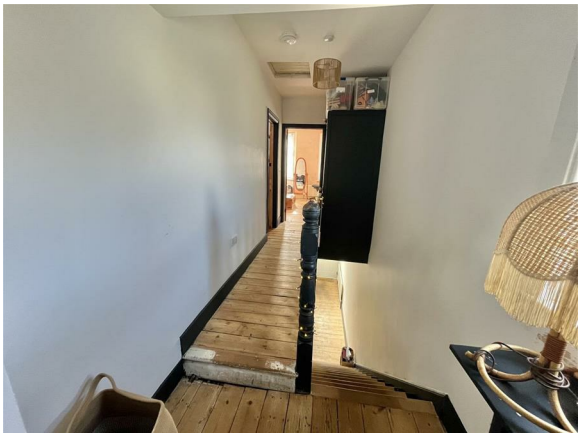
Radiator. Double glazed bay window to front.





FIRST FLOOR HALLWAY

Cupboard housing gas combination boiler. Built in storage cupboard. Door to:



BEDROOM ONE

15'5 x 11'10

Radiator. Double glazed window to front. Double glazed bay window to front.

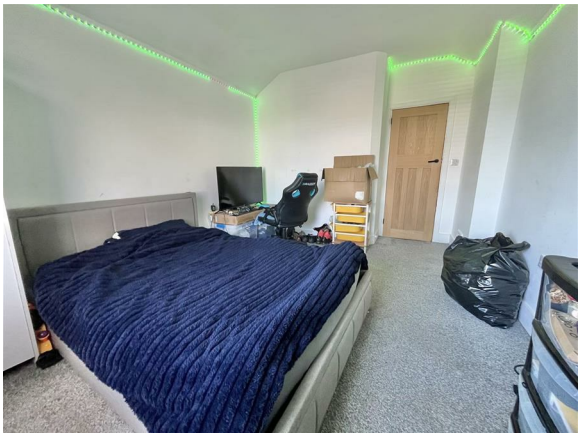


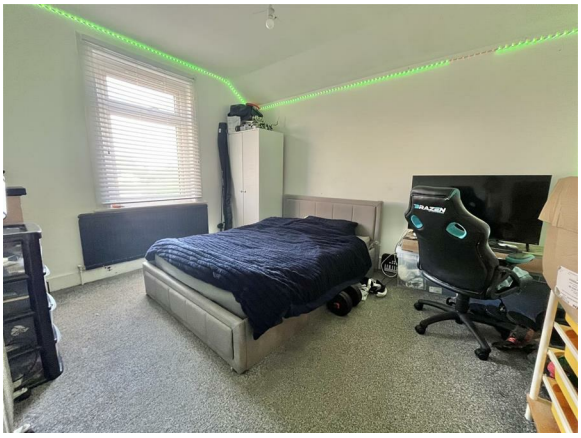


BEDROOM TWO

14'11 x 10'3

Radiator. Double glazed window to rear.

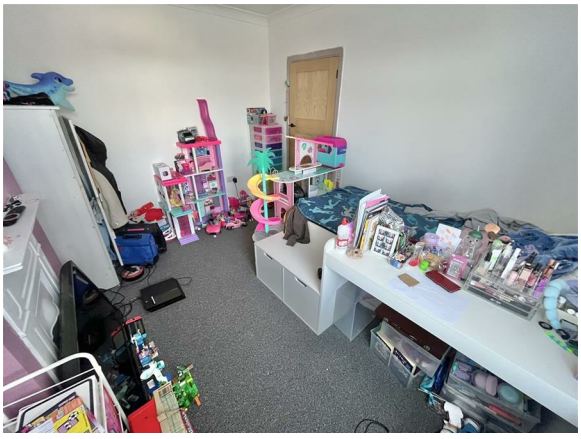




BEDROOM FOUR

11'11 x 9'7

Radiator. Double glazed window to rear.

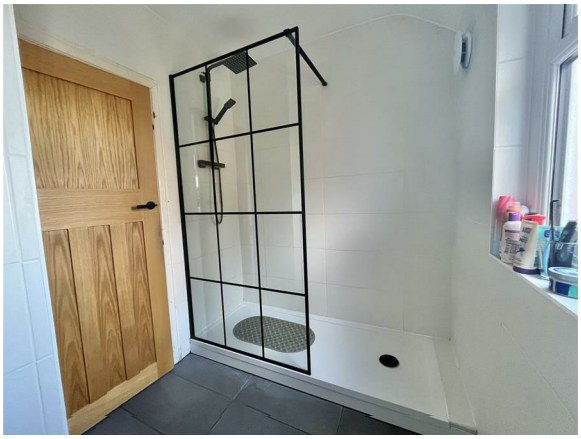


SHOWER ROOM

8'4 x 5'10

Three piece suite comprising low level W.C. Pedestal wash hand sink basin. Step in double shower cubicle with wall mounted shower head attachment above. Heated towel rail. Double glazed window to side.





OUTSIDE FRONT

Paved patio pathway leading to the front door. Side pedestrian access leading to outside rear. Paved patio providing off street parking for multiple vehicles.





OUTSIDE REAR

Majority paved patio garden. Enclosed by panelled fencing. Side access leading to the outside front.





AGENTS NOTES

The vendor has made us aware the property has been completely rewired around two years ago. Water softner fitted. Majority of double glazing replaced 2 years ago. All internal doors replaced 2 years ago.

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 0726

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.

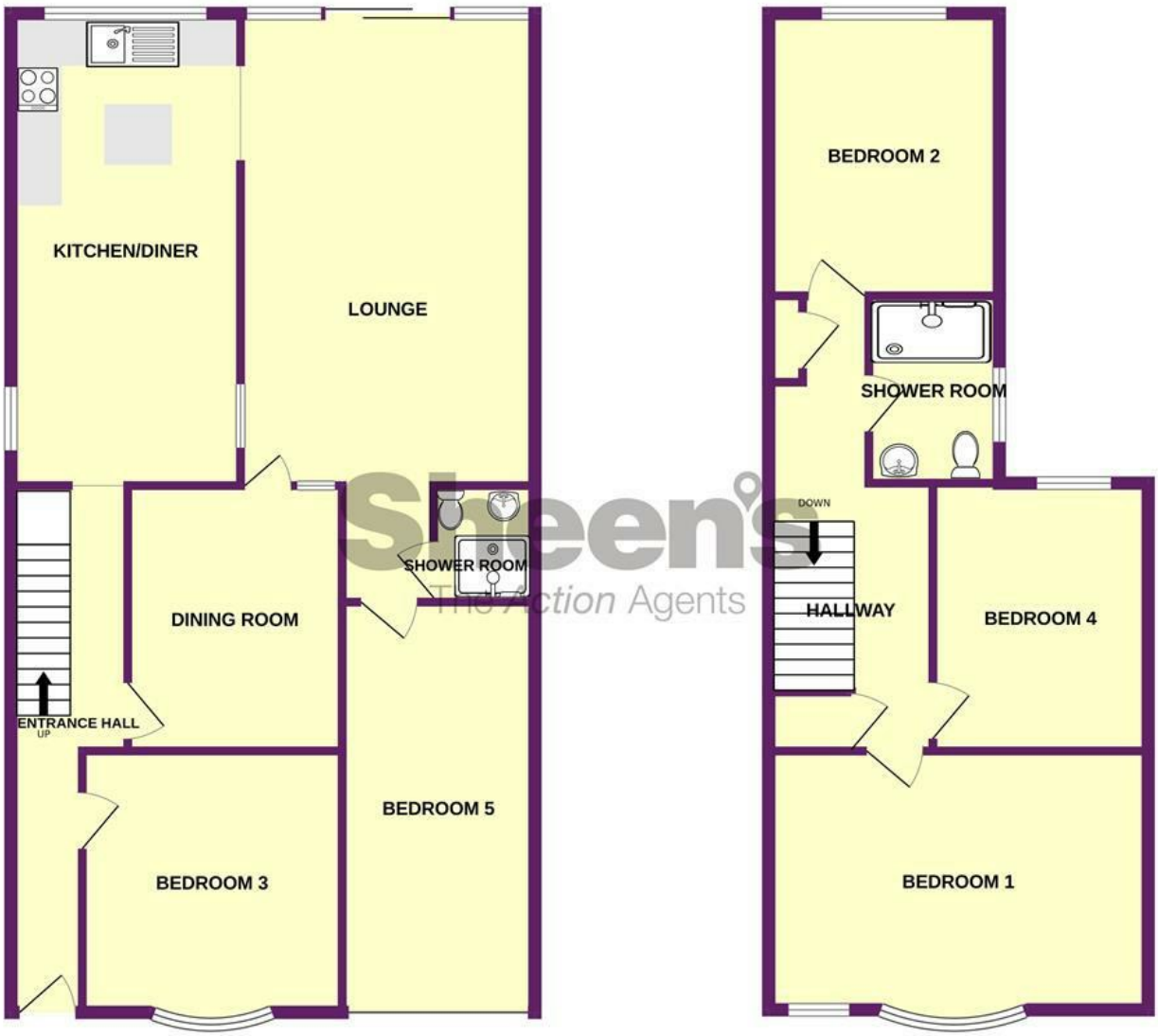
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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
1038 sq.ft. (96.4 sq.m.) approx.

1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1650 sq.ft. (153.3 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 Property Ombudsman SALES
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