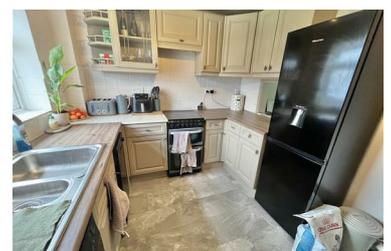




## Gilders Way Clacton-On-Sea, CO16 8UB

Sheens Estate Agents are delighted to present this TWO BEDROOM MID-TERRACED HOUSE. This property benefits from having off-street parking and a garage. The property is situated within a mile of Clacton-on-Sea's mainline railway station and being within 1.5 miles of Clacton-on-Sea's regenerated seafront. The property is located approximately 800 metres from Hartley Brook Park's retail park. An internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- Lounge 13'7 x 13'
- Kitchen 11'1 x 8'8
- Three Piece Bathroom
- Gas Central Heating (n/t)
- Off-Street Parking
- Garage
- No Onward Chain
- Council Tax B
- EPC Rating C



**Price £215,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

### PORCH

4'8 x 3'5

Single glazed door to:

### LOUNGE

13'7 x 13

Starflight to first floor. Two radiators. Double glazed windows to rear. Double glazed double doors to:



### CONSERVATORY

10'3 x 9'2

Double glazed windows to rear and side. Double glazed double doors to garden.



## KITCHEN

11'1 x 8'8

Fitted kitchen suite comprising : grey wood effect work surfaces with antique white wall mounted cabinets with cupboards and draws below. Tiled splashbacks. Inset one and a half bowl sink unit with stainless steel mixer tap. Cupboard housing gas combination boiler (all appliances not tested). Space for washing machine. Space for dishwasher. Space for fridge freezer. Space for cooker. Double glazed window to front.



**BEDROOM ONE**

14'9 x 10'

Radiator. Double glazed window to rear.



## BEDROOM TWO

10'2 narrowing to 8'11 x 8'5

Radiator. Double glazed window to front.



## BATHROOM

6'1 x 5'9

Three piece bathroom suite comprising: vanity hand wash sink basin. low-level W.C. Panelled bath. Heated towel rail. fully tiled walls. Double glazed window to front.



### OUTSIDE REAR

Partly paved patio with the rest being artificial grass.



### OUTSIDE FRONT

Paved patio pathway leading to front door with the rest of the front garden being laid to lawn.



### ALLOCATED PARKING SPACES

The property has two off-street parking spaces.



## GARAGE

Up and over door.



## Material Information (Freehold Property)

Tenure: Freehold

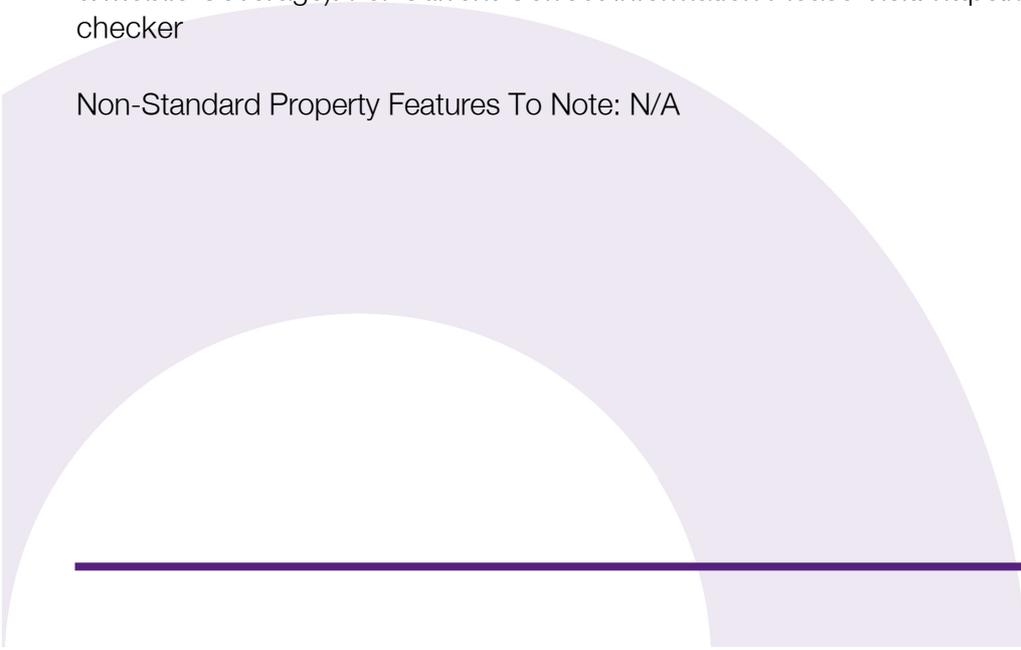
Council Tax: Tendring District Council;  
Council Tax Band: B  
Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (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

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### JB 03/26 Paragraph

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.

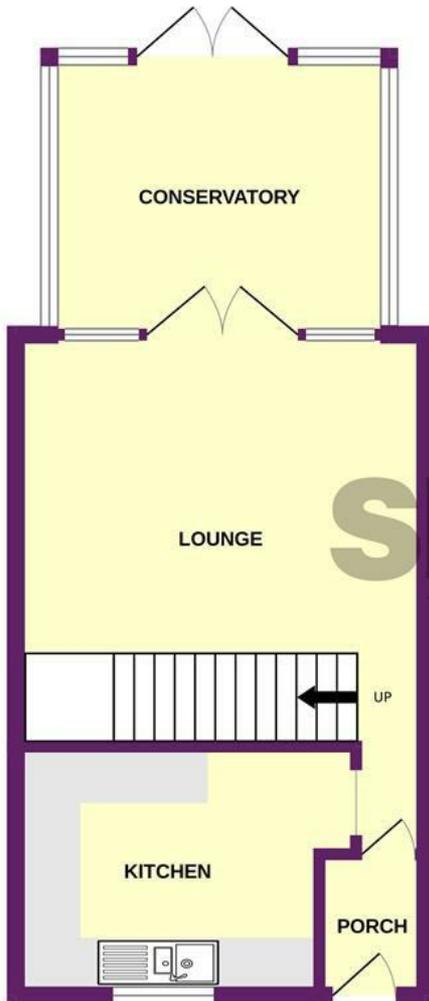
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### 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.



GROUND FLOOR  
393 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 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

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

**Sheen's**  
The Action Agents