



Old Road Clacton-On-Sea, CO15 3AU

Having been extensively modernised throughout is this deceptively spacious FOUR BEDROOM SEMI-DETACHED HOUSE situated in an established location on the fringes of the town centre of Clacton-on-Sea. The property has been tastefully modernised to make use of the spacious rooms and accommodation on offer. Clacton's mainline railway station with its direct links to London Liverpool Street is located approximately a quarter of a mile away with the sea front within three quarters of a mile. With surprises inside, an early internal inspection is strongly advised.

- Three F/Floor Double Bedrooms
- G/Floor Bedroom 4 with En-Suite
- 16'2 x 14'4 Lounge
- 24'5 Kitchen/Diner
- Double Glazed Windows
- First Floor Bathroom & Separate W.C.
- Gas Central Heating (n/t)
- Approx 60' Rear Landscaped Garden
- Fringe Of Town Centre Location
- EPC Rating D & Council Tax

Price £215,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Leaded light and stained glass effect double glazed entrance door to lounge.

LOUNGE

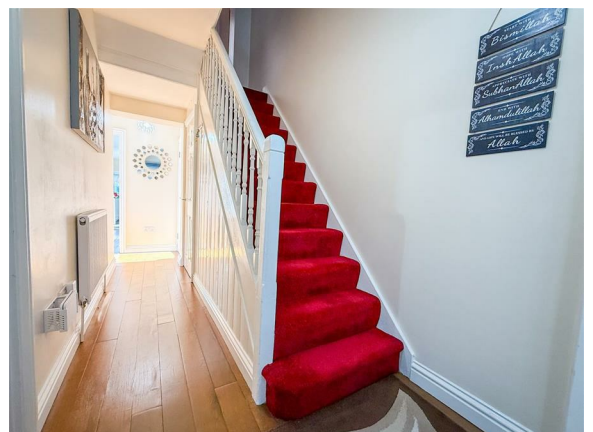
16'2 x 14'4

Wood panelled flooring. Two double glazed windows to front. Radiator. Double doors to entrance hallway:



ENTRANCE HALLWAY

Stairflight to first floor. Built in understairs storage cupboard. Additional built in storage cupboard. Radiator. Wood panelled flooring. Double glazed door leading to rear garden. Door to kitchen and ground floor bedroom four.



BEDROOM FOUR

9'7 x 8'7

Radiator. Built in double wardrobe. Double glazed window to side. Door to en-suite shower room:



EN-SUITE SHOWER ROOM

Fitted with a modern three piece white comprising walk in corner shower cubicle. Wash hand basin. Low level W.C. Marble effect laminated panelled walls. Chrome effect heated towel rail. Wood effect flooring. Double glazed window to rear.



KITCHEN/DINER

24'5 x 9'1

Dining area is laid to wood panelled flooring. Radiator. Double glazed window to side. Kitchen area comprises white gloss laminate fronted units. Comprises square edge granite effect work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset five ring gas hob with modern black gloss designer extractor hood above and under counter electric oven (all appliances not tested). Single drainer sink unit with mixer tap. Tile effect flooring. Black marble effect panelled wall units. Double glazed window to rear. Double glazed window to side. Double glazed door to side. Tall fridge freezer space.



KITCHEN AREA VIEW



DINING AREA VIEW



FIRST FLOOR LANDING

Loft access. Built in storage cupboard. Doors to;



BEDROOM ONE

15'5 x 12'

Two double glazed windows to front. Radiator.



BEDROOM TWO

12' x 9'8 max

Double glazed window to rear. Radiator.



SEPERATE W.C

Fitted with a white suite comprises low level W.C. Vanity wash hand basin with cupboard below. Part tiled walls. Tiled effect flooring. Double glazed window to side.



BATHROOM

Bathroom is fitted with a white suite comprising panelled bath with mixer tap and shower attachment. Vanity wash hand basin with cupboards below. Part tiled walls. Radiator. Double glazed window to front. Built in storage cupboard housing gas combination boiler serving hot water to all central heating systems (not tested).



BEDROOM THREE

13'4 x 9'1 max

Double glazed window to rear. Built in double wardrobe.
Radiator. Door to Bathroom.



OUTSIDE FRONT

The property is positioned directly onto the pavement of Old Road with a gate giving side access to outside Rear Garden.



OUTSIDE - REAR

Landscaped rear garden which is part paved providing patio areas. Remainder being laid to lawn with array of mature flower and shrub borders. Metal storage shed. Enclosed by part panelled fencing. Approximately 60' rear garden.



ALTERNATE VIEW OF GARDEN



Material Information (Freehold Property)

Tenure: Freehold

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

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No Off Street Parking

BA 0925

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.

Draft Details

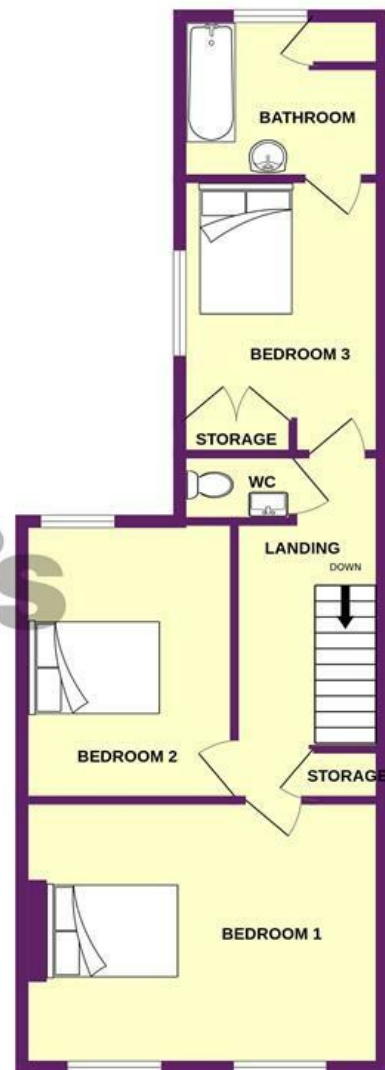
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



1ST FLOOR



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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