

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## Warwick Road Clacton-On-Sea, CO15 3BY

Sheen's Estate Agents are pleased to offer for sale this **TWO BEDROOM MID-TERRACED HOUSE**. The property is located within an established non-estate position with Clacton-on-Sea's mainline railway station, seafront and town centre within a quarter of a mile away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 14'1 x 11'5 Lounge
- 20'3 x 14'2 Kitchen/Diner
- Three Piece Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- Approximately 90' Rear Garden
- Council Tax Band A
- EPC Rating D



**Price £155,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

### ENTRANCE PORCH

Double glazed window to side. Entrance door to:

### LOUNGE

14'1 x 11'5

Stairflight to first floor. Radiator. Double glazed window to front.  
Open access to:

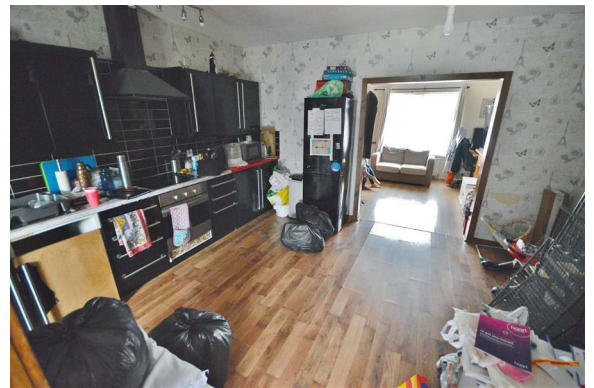




## KITCHEN/DINER

20'3 x 14'2

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with oven under and extractor hood above (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Cupboard housing wall mounted gas combination boiler (not tested). Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Radiator. Double glazed window to rear. Double glazed sliding door leading to Rear Garden.



## FIRST FLOOR LANDING

Door to:

## BEDROOM ONE

11'7 x 11'2

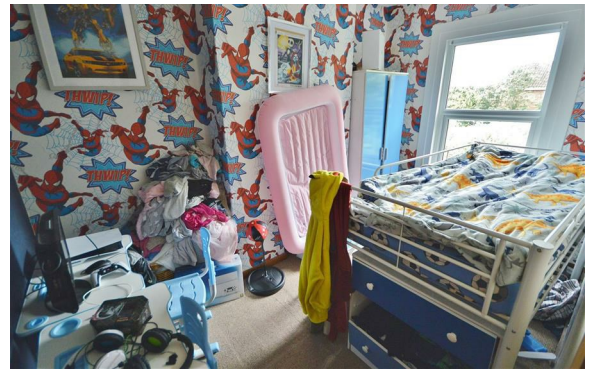
Radiator. Double glazed windows to front.



## BEDROOM TWO

12'3 x 7'8

Radiator. Double glazed window to rear.



## BATHROOM SUITE

Three piece white suite comprising; Low level W.C. Vanity hand ash sink basin with stainless steel mixer tap. Panelled bath. Loft access. Double glazed window to rear.



## OUTSIDE - FRONT

Hard standing area which leads to front entrance door.



## OUTSIDE - REAR

Measuring approximately 90'. Being laid to lawn. Enclosed by panelled fencing. One wooden storage shed.



### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: N/A

### Anti-Money Laundering

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

### 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

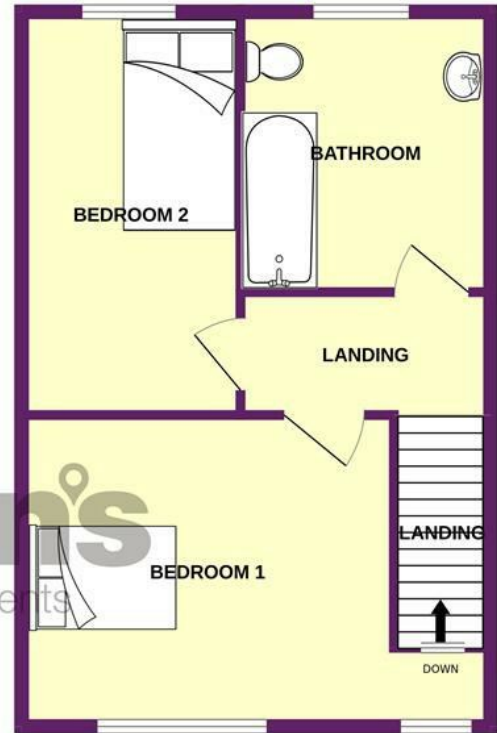


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GROUND FLOOR



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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## Selling properties... not promises

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