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

Sheen's
The *Action* Agents



Watson Road
Clacton-on-Sea, CO15 3BP

Sheens Estate Agents are pleased to offer sale this THREE BEDROOM DETACHED HOUSE. The house benefits from being offered with NO ONWARD CHAIN and having off street parking. The house is a mere 500 metres from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. Clacton-on-Sea's regenerated beaches and seafront are approximately 0.6 miles from the house. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- Lounge 15' x 11'11
- Dining Room 12'2 x 10'5
- Downstairs W.C
- Gas Central Heating (n/t)
- Garage
- Off Street Parking
- No Onward Chain
- Council Tax Band C
- EPC Rating D







Price £270,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Single glazed entrance door to:

PORCH

Single glazed window to front. Door to:

ENTRANCE HALL

Stair flight to first floor. Under stair storage cupboard. Radiator. Door to:

LOUNGE

15'0 max x 11'11

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







DINING ROOM

12'2 x 10'5

Two radiators. Single glazed double doors to:





CONSERVATORY

11'7 x 7'3

Single glazed window to side and rear. Single glazed double doors to Garden.



KITCHEN

8'5 x 7'4

Fitted kitchen suite comprising: Granite effect rolled edge work surfaces with white wall mounted cabinets with cupboards and drawers below. Inset stainless steel one and a half bowl drainer sink unit with mixer tap. Inset oven. Inset hob with extractor hood above (all appliances not tested). Space for fridge. Space and plumbing for washing machine. Tiled splash backs. Double glazed window to rear. Double glazed door to Garden.







DOWNSTAIRS W.C.

4'7 x 2'6

Low level W.C. Wash hand sink basin. Double glazed window to side.



FIRST FLOOR LANDING

Built in storage cupboards. Loft access. Door to:

BEDROOM ONE

14'10 max x 11'0

Radiator. Double glazed bay window to front.





BEDROOM TWO

12'2 x 8'6

Built in wardrobes. Wardrobe housing gas boiler and water tank (not tested).

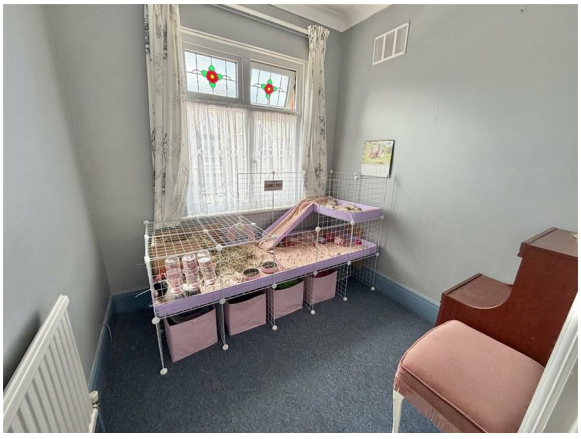




BEDROOM THREE

6'11 x 6'5

Radiator. Double glazed window to front.



BATHROOM

7'5 x 5'4

White panel bath with shower attachment above (not tested). Pedestal wash hand sink basin. Radiator. Majority tiled walls. Double glazed window to rear.



SEPARATE W.C.

4'7 x 2'7

Low level W.C. Double glazed window to side.



GARAGE



OUTSIDE REAR

Majority paved patio area with remainder being laid to lawn. Door leading to garage. Built up wooden storage shed. Enclosed by panel fencing.





OUTSIDE FRONT

Paved patio providing off street parking for multiple vehicles. Access to garage.



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: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (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: No

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

JB 07/26

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.

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

Section 21 (family Member)

In order to comply with 'Section 21' of the 1979 Estate Agency Act, we must inform you that the prospective seller is a member of sheens staff or a relative.

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1045 sq.ft. (97.0 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 Property Ombudsman SALES
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