



Thornbury Road Clacton-On-Sea, CO15 3PB

Offered with No Onward Chain is this TWO/THREE BEDROOM SEMI-DETACHED CHARACTER HOUSE in the Essex coastal town of Clacton-on-Sea. The property is positioned within half a mile of Clacton's mainline railway station with its direct route to London Liverpool Street. Clacton's town centre and impressive sea front are also within three quarters of a mile. An early viewing is advised to appreciate the accommodation and gardens on offer.

- Two First Floor Double Bedrooms
- 10'1 x 7' Study/Bedroom Three
- 15'4 max x 12'1 Lounge
- 12' x 14'1 max Dining Room
- 8'9 x 7'10 Sun Lounge
- G/Floor Bathroom & Extra W.C
- Off Street Parking
- Approx 45' Rear Garden
- No Onward Chain
- EPC Rating D & Council Tax B



Price £230,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor. Radiator. Doors to:



STUDY/BEDROOM THREE

10'1 x 7'

Radiator. Double glazed window to front.



GROUND FLOOR BATHROOM

7'8 max x 6'10 max

Fitted with a four piece modern white bathroom suite. Comprises corner shower cubicle. Panel bath with mixer tap and shower attachment. Low level W.C. Vanity wash hand basin. Built in airing cupboard. Tiled walls. Double glazed window to side.



ADDITIONAL GROUND FLOOR W.C.

Fitted with a white suite. Comprises low level W.C. Vanity wash hand basin. with cupboards below. Tiled walls.



LOUNGE

15'4 into bay x12'1

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



DINING ROOM

14'1 x 12'

Built in under stairs storage cupboard. Gas fire (not tested). Radiator. Open access to Sun Lounge.



SUN LOUNGE

8'9 x 7'10

Part brick built. Vaulted solid roof. Radiator. Double glazed windows to rear. Double glazed doors to Kitchen and garden.



KITCHEN

9'10 x 6'8

Fitted with a range of white gloss fronted units. Comprises granite effect square edge laminated work surfaces with cupboards and drawers under. Range of matching wall mounted units. Inset single drainer stainless steel sink unit, with mixer taps. Cooker space with stainless steel extractor hood above (not tested), space and plumbing for washing machine. Under counter fridge space. Double glazed window to rear overlooking garden.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

15'8 into bay x 11'6

Built in wardrobes with cupboards over bed space. Radiator. Eaves storage cupboard. Double glazed window to front.



BEDROOM TWO

11'6 x 10'10

Built in wardrobes. Radiator. Double glazed window to rear.



OUTSIDE - FRONT

Block paved driveway providing off street parking. Partly enclosed to front by small brick wall. Flower and shrub borders. Gate gives side pedestrian access to:

OUTSIDE - REAR

Approx. 45' landscaped rear garden. Mainly laid to lawn with mature flower and shrub borders. Timber storage shed. Enclosed by panel fencing.



ALTERNATE VIEW OF GARDEN



Material Information (Freehold Property)

Tenure: Freehold

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

Any Additional Property Charges: No

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: No

JE 1025

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.

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Particular Disclaimer

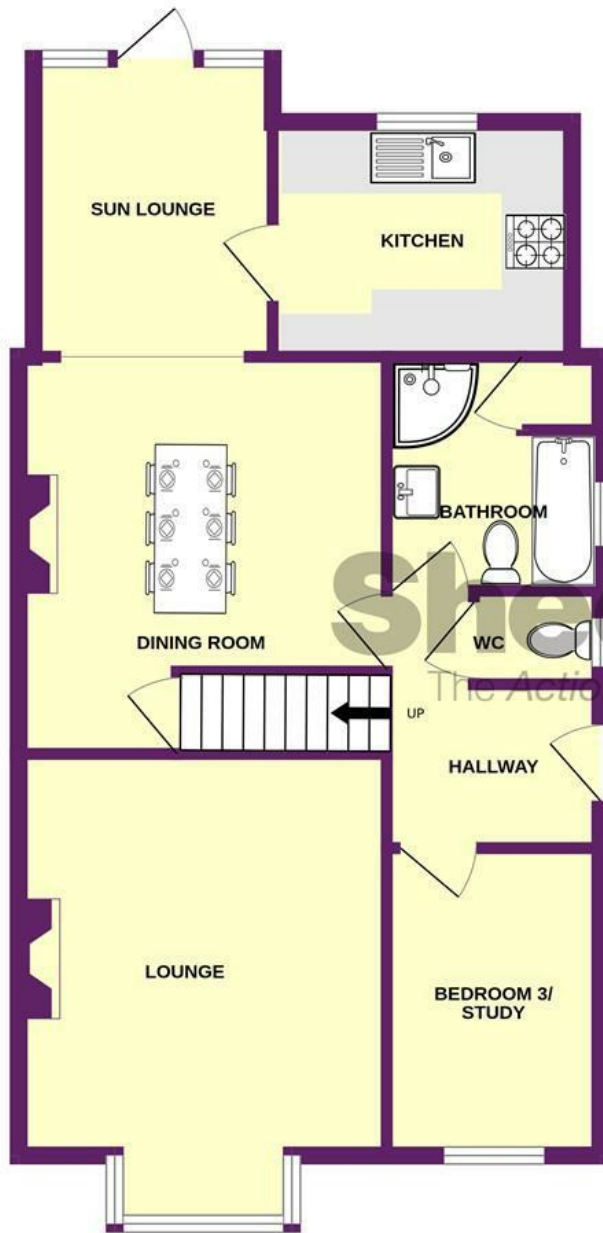
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

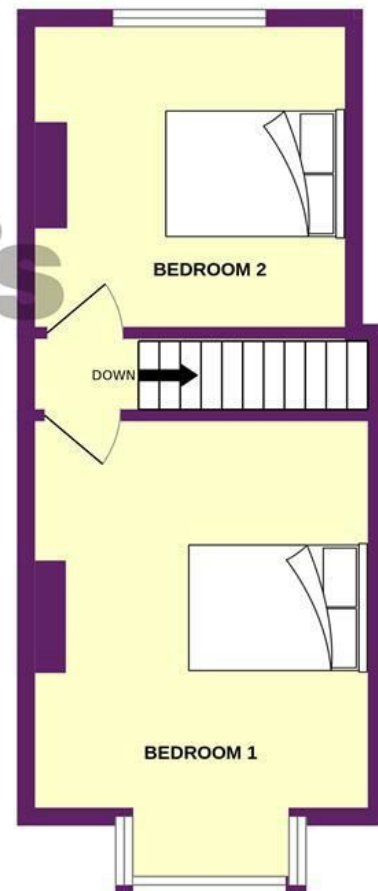
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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Selling properties... not promises

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

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