



## Salisbury Road Clacton-On-Sea, CO15 5LJ

Situated in this established non-estate position in the popular seaside area of Holland-on-Sea. Sheens Estate Agents are pleased to offer for sale this EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME. The property benefits from three reception rooms, South facing rear garden and is within 300 metres of Holland-on-Seas rejuvenated beaches.

- Three Bedrooms
- 14' Max Lounge
- 16' Sitting Room
- 13'9 Max Kitchen
- Family Bathroom
- Gas Central Heated
- Approximately 70' Rear Garden
- Off Street Parking
- Council Tax Band C
- EPC Rating E



**Price £369,995 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Glazed entrance door to entrance hallway.

### ENTRANCE HALLWAY

Stair flight to first floor. Radiator. Under stairs storage cupboard. Part panelled walls. Doors to:



### LOUNGE

14' into bay x 12'4

Double glazed bay window to front. Radiator. Half panelled walls. Feature fireplace.



### DINING ROOM

12'6 x 12'5

Radiator. Double doors leading to sitting room.





## SITTING ROOM

16' x 11'

Double glazed window to rear. Double glazed doors to side. Radiator.



## KITCHEN

13'9 max x 13'2 max

L shaped. Comprising of square edge work surfaces with inset stainless steel sink. Inset 5 ring gas hob. Integrated oven and grill, Fridge freezer, washing machine and dishwasher (all appliances not tested). Selection of matching blue shaker style units at eye and floor level. Tile splashbacks. Double glazed window to front and rear. Door leading to garden.



## FIRST FLOOR LANDING

Loft access with loft ladder leading to loft room.

## LOFT ROOM

Sky light window to rear.

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### BEDROOM ONE

12'5 x 11'9

Double glazed window to rear. Radiator.



### BEDROOM TWO

12'3 x 11'9

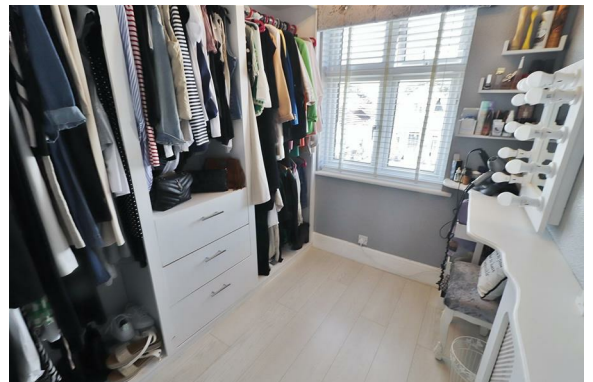
Double glazed window to front. Radiator. Fitted bedroom furniture.



### BEDROOM THREE

9'1 x 6'8

Double glazed window to front. Radiator. Fitted wardrobes.



### BATHROOM

Contemporary white suite comprises of high level W.C. Free standing rolled top bath. Circular pedestal hand wash basin. Radiator incorporating heated towel rail. Airing cupboard. Subway style part tiled walls. Double glazed window to rear.





## OUTSIDE REAR

Commencing with raised decking area with further raised decking area to the rear of the garden housing timber built summer house. Additional decking area for hot tub with is negotiable. Remainder being laid to lawn. Enclosed by panelled fencing and mature trees and shrubs. Side pedestrian access to front via side gate.



## OUTSIDE FRONT

Block paved front garden providing off street parking. Remainder being laid to slate shingle. Enclosed by a small wall. Iron fencing.

## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2025/2026 £1899.92 Per Annum

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

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## LE 08/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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.

## Draft Details

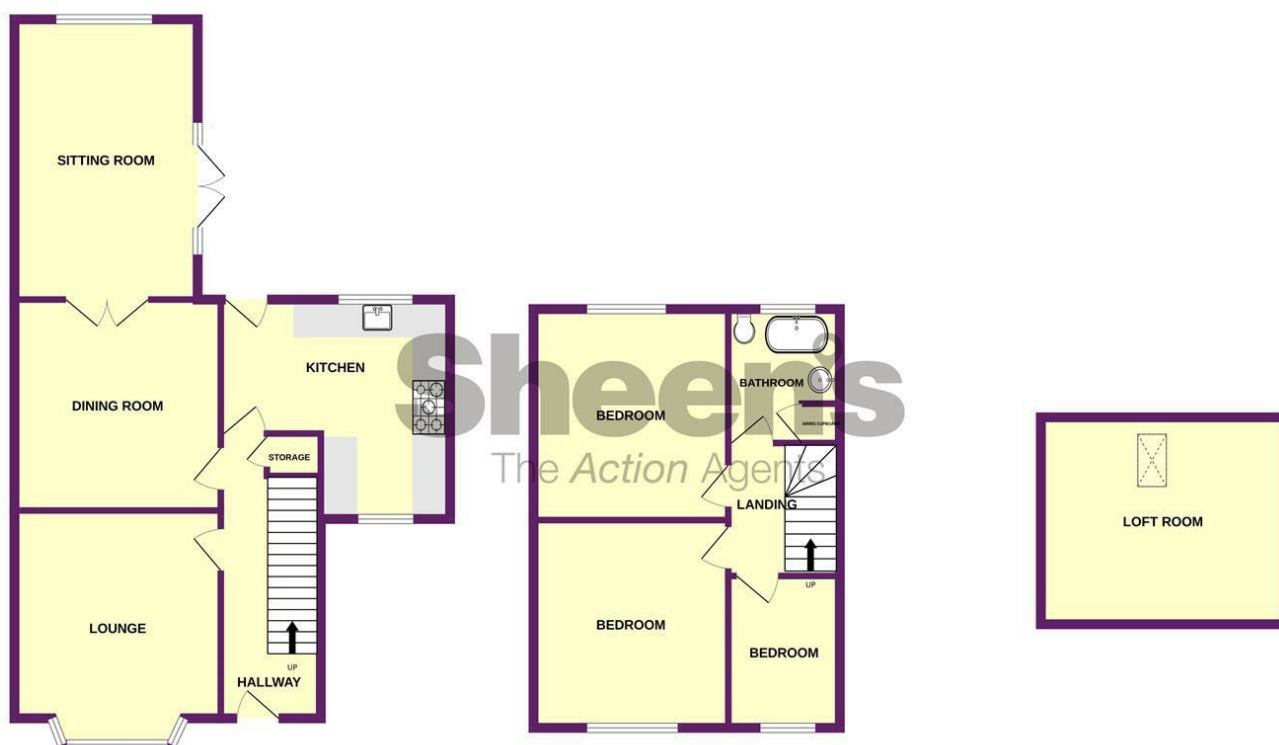
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR

1ST FLOOR

2ND 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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**Sheen's**  
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