



## Church Road Clacton-On-Sea, CO15 6AG

Sheens Estate Agents are pleased to offer for sale this THREE/FOUR BEDROOM SEMI-DETACHED HOUSE. This stunning property is located within 550 metres of Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. This property benefits from having a bathroom and shower room as well as being approximately 150 metres from Clacton's regenerated seafront. The property is being offered with No Onward Chain. An internal inspection is highly recommended to appreciate the accommodation on offer.

- **Three/Four Bedrooms**
- **15'9 x 11'10 Lounge**
- **12'11 x 11'11 Dining Room**
- **11'11 x 11'10 Kitchen Area**
- **Bathroom & Shower Room**
- **Off Street Parking**
- **150 Metres To The Beach**
- **No Onward Chain**
- **EPC Rating E**
- **Council Tax C**



**Price £320,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Decorative double entrance door to:

### ENTRANCE HALLWAY

Radiator. Stair flight to first floor. Door to:



### LOUNGE

15'9 x 11'10

Decorative fireplace. Two radiators. Single glazed window to front.



**DINING ROOM**

12'11 x 11'11

Radiator. Single glazed window to front. Opening to:



## KITCHEN AREA ONE

11'11 x 11'10

Kitchen suite comprising Oakwood style work surfaces with matching wall mounted units with cupboards and drawers below. Five ring ceramic hob. One and a half bowl sink unit a stainless steel mixer tap. inset twin oven. Single glazed window to rear. (All appliances not tested).



## SECOND HALLWAY

Door leading to garden. Opening to kitchen two.



## KITCHEN AREA TWO

13'2 x 9'11

Inset gas oven. Inset four ring gas cooker. Inset two and a half bowl sink unit with a stainless steel mixer tap. Cupboard housing gas boiler. Radiator. Single glazed windows to side and rear. (All appliances not tested).



## FIRST FLOOR LANDING

Loft access. Doors to:



## W.C

6'5 x 3'5

Low level W.C. Mounted wash hand basin sink unit. Single glazed window to rear.



## BEDROOM ONE

15'10 max x 10'11 max

Vanity wash hand sink basin unit. Radiator. Single glazed window to front. Opening to walk in wardrobe/bedroom four.



**WALK IN WARDROBE/ INTERCONNECTING  
BEDROOM FOUR**

9'1 x 5'7

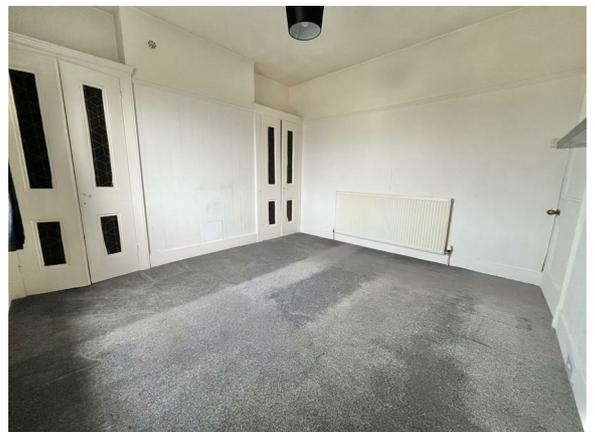
Single glazed window to front.



**BEDROOM TWO**

12' x 11'

Built in storage cupboards. Radiator. Single glazed window to rear.



### BEDROOM THREE

12'11 x 10'10

Built in storage cupboards. Radiator. Single glazed window to front.



### BATHROOM

6'9 x 5'7

Vanity wash hand sink basin unit. Panelled bath with wall mounted electric shower attachment above (not tested). Single glazed window to side.



### SHOWER ROOM

10'8 x 10'

Three piece white suite comprising low level W.C. pedestal wash hand sink basin unit. Double cubicle electric shower. Built in storage cupboard. Radiator. Single glazed window to rear.



### OUTSIDE FRONT

Paved patio area providing off street parking for multiple vehicles. Remainder being laid to lawn.



### OUTSIDE REAR

Fully paved patio garden with a wooden storage shed. Side access leading to front.



## 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 & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

### JB 02/26

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](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



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GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 1479 sq.ft. (137.4 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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**Sheen's**  
The Action Agents