



## Page Road Clacton-On-Sea, CO15 3AE

Sheen's Estate Agents are pleased to offer this THREE BEDROOM SEMI-DETACHED HOUSE. The property is located approximately a quarter of a mile away from Clacton-on-Sea's town centre, seafront and mainline railway station. A viewing is highly recommended to appreciate the size and accommodation on offer.

- Three Bedrooms
- 15'2 x 12'2 Lounge
- 12'2 x 8'0 Dining Area
- 10'3 x 7'7 Conservatory
- Gas Central Heating (n/t)
- Off Street Parking
- Fully Double Glazed
- Downstairs W/C
- Council Tax Band B
- EPC Rating D

**Price £240,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

### ENTRANCE HALL

Storage cupboard housing water tank.

### LOUNGE

15'2 x 12'2

Radiator. Open access to dining room. Double glazed window to front.

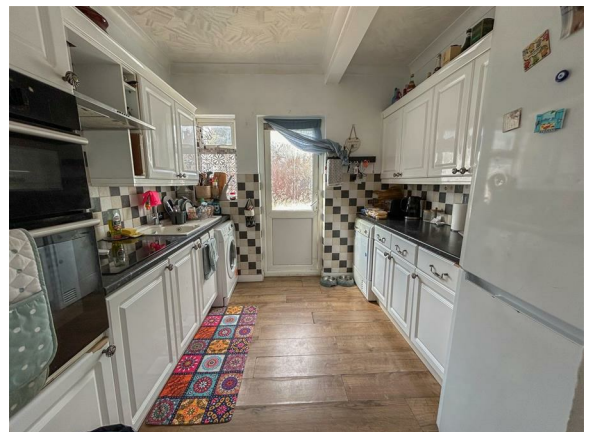




## KITCHEN

9'2 x 8'9

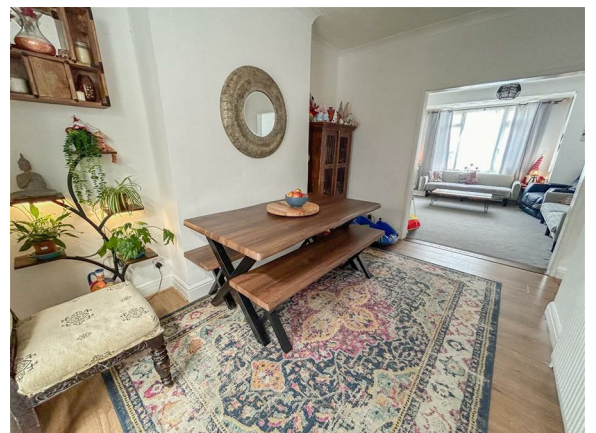
Fitted with a white panelled fronted units comprising rolled edge work surfaces with cupboards and draws below. Inset sink unit with mixer tap. Electric hob (not tested). Electric oven (not tested). Space and plumbing for washing machine. Space for fridge freezer. Space and plumbing for dishwasher. Double glazed window to rear. Doors to outside rear.



## DINING ROOM

12'2 x 8'0

Radiator. Open access to lounge. Doors to Conservatory.



## CONVERSATORY

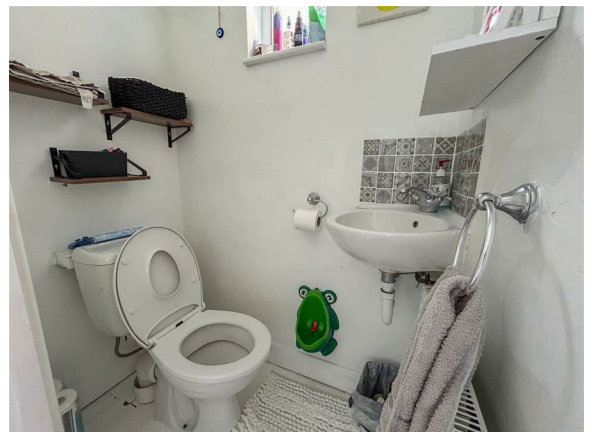
10'3 x 7'7

Radiator. Double glazed window to rear. Doors to outside rear.



## DOWNSTAIRS W/C

Low level W.C. Wall mounted sink unit with mixer tap. Double glazed window to side.





## BEDROOM ONE

12'3 x 11'0

Cornered shower cubical with wall mounted shower attachment (not tested). Built in wardrobes. Radiator. Double glazed window to rear.



## BEDROOM TWO

12'3 x 11'0

Double glazed window to front. Radiator.



## BEDROOM THREE

7'2 x 7'0

Double glazed window to front. Radiator.



## BATHROOM

Low level W.C. Pedestal hand wash basin with mixer tap. Panelled bath. Double glazed window to rear.



## OUTSIDE FRONT

Driveway providing off street parking. Side access to outside rear.





## OUTSIDE REAR

Paved rear garden. Enclosed by panelled fencing. Access to front via side pedestrian gate.



## EH07/25

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).

### 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:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband):

Non-Standard Property Features To Note:

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

### 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.



GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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.  
Made with Metropix ©2025

## Selling properties... not promises

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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

**Sheen's**  
The Action Agents

