110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents



# St. Osyth Road
## Clacton-On-Sea, CO15 3BT

**£170,000-£180,000** Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI DETACHED HOUSE. The house is located a mere 600 metres from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. The house is situated within 0.6 miles of Clacton-on-Sea's regenerated beaches and seafront. An internal inspection is advised to appreciate the accommodation on offer.

- Two Bedrooms
- Lounge 11'11 x 10'5
- Kitchen 8'5 x 7'3
- Dining Room 12' x 9'4
- Three Piece Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- South Facing Rear Garden
- Council Tax Band A
- EPC Rating D







## Guide Price £170,000 Freehold

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

## ENTRANCE HALL

Stair flight to first floor. Door to:

## LOUNGE

11'11 max x 10'5

Radiator. Double glazed window to front.





## DINING ROOM

12'0 max x 9'4

Built in under stair storage cupboard. Radiator. Double glazed window to rear. Opening to:





## KITCHEN

8'5 x 7'3

Fitted kitchen suite comprising: Marble effect rolled edge work surfaces with wall mounted wood effect cabinets and a range of cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Space for gas cooker. Space and plumbing for washing machine. Space for fridge freezer. Gas combination boiler. (All appliances not tested). Tiled splash backs. Double glazed door to garden. Double glazed window to side. Fully tiled floor. Door to:





## BATHROOM

7'11 x 6'6

Three piece suite comprising: Corner bath with shower attachment above. Low level W.C. Vanity wash hand sink basin with drawers below. Radiator. Fully tiled walls. Fully tiled floor. Double glazed window to side.





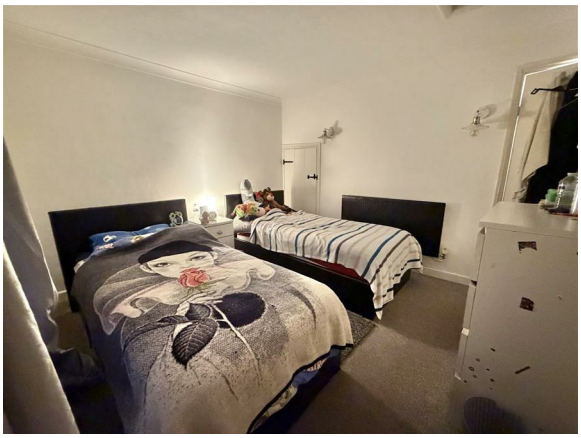

## LANDING

Door to:

## BEDROOM ONE

12'0 max x 10'4

Built in storage cupboard. Loft access. Radiator. Double glazed window to front.





## BEDROOM TWO

12'0 max x 9'6

Radiator. Double glazed window to rear.

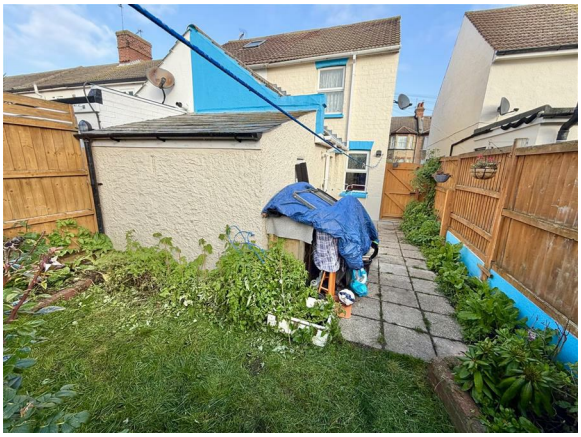




## OUTSIDE REAR

Majority paved patio with remainder being laid to lawn. Enclosed by panel fencing. Side access to outside front.





## OUTSIDE FRONT

Paved patio area.





## Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; A Payable 2026/2027 £1483.98 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

## JB 11/26

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.

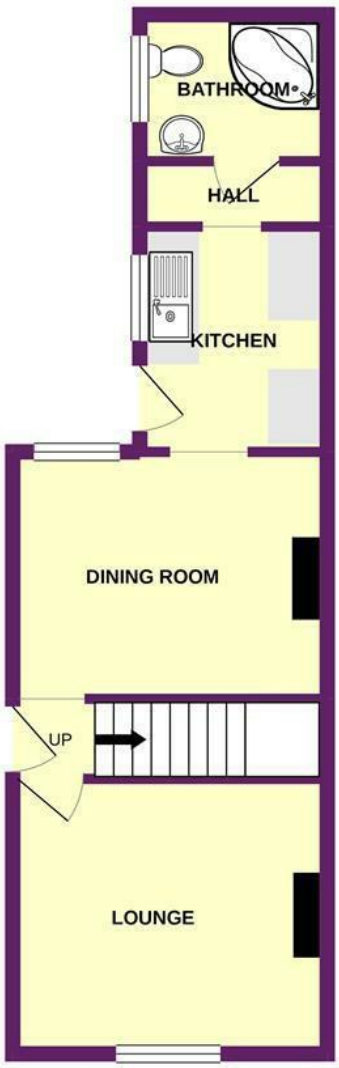
## Particular Disclaimer

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.

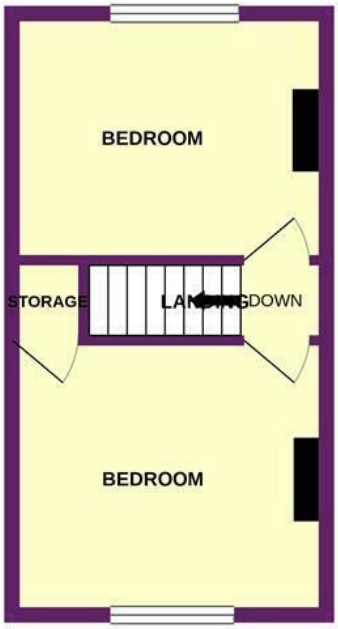
## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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

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