

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



Ramplings Avenue Great Clacton, CO15 4BX

Located in the popular Great Clacton area, Sheen's are pleased to offer for sale this THREE BEDROOM END TERRACED HOUSE. In the valuers opinion, the property offers excellent scope for extension, subject to planning, and is being offered with NO ONWARD CHAIN. Local shopping facilities are located within 250 metres, and with Clacton-on-Sea's town centre, seafront and mainline railway station approximately three quarters of a mile away.

- Three Bedrooms
- 22'8 Lounge Diner
- 9' Fitted Kitchen
- 18' Sun Room
- Modern Shower Room
- Gas Central Heated (n/t)
- Front and Rear Gardens
- Garage and Off Street Parking
- Council Band C
- EPC Rating D



Price £235,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALLWAY

Stairflight to first floor. Understairs storage cupboard. Doors to;

LOUNGE DINER

22'8 x 11'5 max

Two radiators. Fireplace with back boiler (not tested). Double glazed window to front. Window and door to Sun Room.



KITCHEN

9' x 8'10

Laminated rolled edge work surfaces with inset one and a half bowl stainless steel single drainer and sink unit. Plumbing and space for cooker and undercounter fridge or freezer. Selection of matching cupboards and drawers at both eye and floor level. Window to rear. Door to;

SUN ROOM

18' x 7'4

Wall mounted electric heater (not tested). Plumbing and space for washing machine and fridge/freezer. Windows and sliding door to rear. Door leading to side.



FIRST FLOOR LANDING

Loft access. Doors to;

BEDROOM ONE

12'10 x 10'8 max

Double glazed window to front. Radiator.



BEDROOM TWO

10'6 x 9'4

Double glazed window to rear. Built in airing cupboard.



BEDROOM THREE

7'2 x 7'7

Double glazed window to front. Radiator.



SHOWER ROOM

Modern suite comprising; Low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower (not tested). Fully tiled walls. Radiator. Double glazed window to rear.



OUTSIDE - REAR

Measuring approximately 20'. Patio paved with flower borders and enclosed by panelled fencing.



OUTSIDE - FRONT

Block paved and shingle front garden with substantial driveway leading to garage and shed. This size space subject to planning could offer potential for an extension.



LE 0224

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

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.

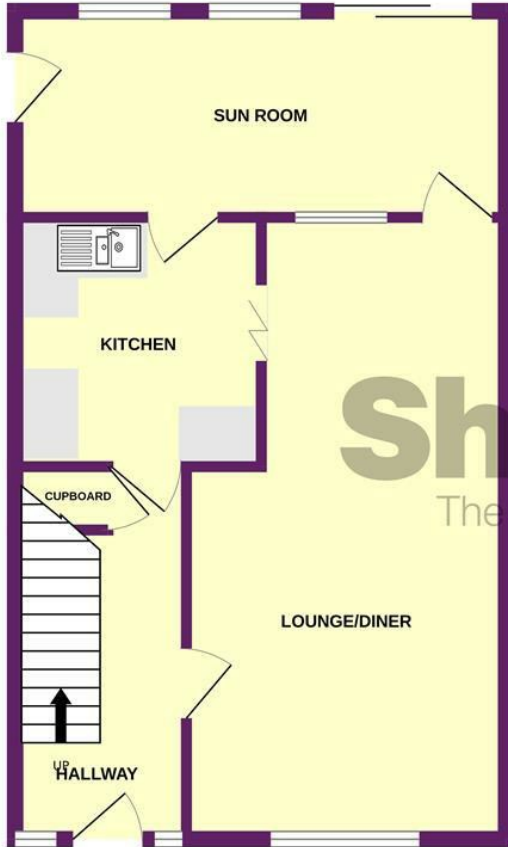
Draft Details

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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