

📍 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 extended TWO BEDROOM SEMI-DETACHED BUNGALOW, which is also 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 are located within three quarters of a mile away.

- Two Bedrooms
- 17'5 Lounge
- 9'4 Modern Fitted Kitchen
- 9'2 Dining Room
- Shower Room
- Double Glazed Windows
- Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating D



Price £225,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALL

Radiator. Loft access. Storage cupboard. Doors to;

BEDROOM TWO

11'4 x 8;5

Double glazed window to front. Radiator.



LOUNGE

15'5 x 11'2 max

Double glazed window to front. Radiator. Feature fireplace.



SHOWER ROOM

Modern white suite comprising of; Low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted electric shower (not tested). Fully tiled walls. Heated towel rail. Double glazed window to side.



BEDROOM ONE

13'8 x 10'3

Double glazed window to rear. Radiator.



KITCHEN

9'5 x 9'4

Comprises; Laminated rolled edge work surfaces with inset stainless steel sink unit and drainer. Inset electric four ring hob with oven under. Appliances not tested. Plumbing and space for washing machine and undercounter fridge and freezer. Tiled splash backs. open access to;



DINING ROOM

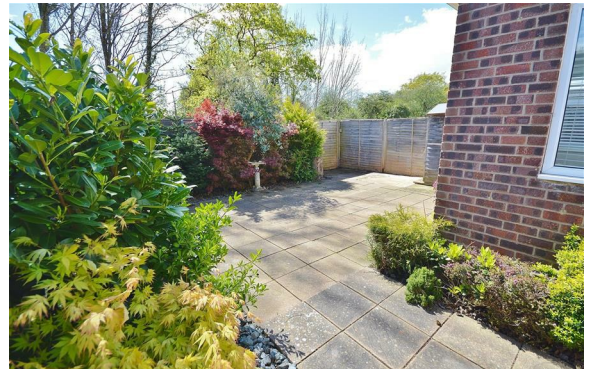
9'2 x 7'3

Double glazed windows to rear and side. Radiator. Double glazed door leading to garden.



OUTSIDE - REAR GARDEN

Low maintenance rear garden being patio paved. Enclosed by panelled fencing. Shrub borders. Timber storage shed. Side pedestrian access to front via side gate.



OUTSIDE - FRONT

Driveway providing off street parking leading to covered car port. Hard standing area. Further paved patio area.



LE 0424

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: B

Any Additional Property Charges:

Services Connected;

(Gas); Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(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.



GROUND FLOOR



48, RAMPLINGS AVENUE, CLACTON-ON-SEA, ESSEX, CO15 4BX

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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