



Dahlia Close Clacton-On-Sea, CO16 7BU

Situated on the popular 'Ruaton Gardens' development, Sheen's Estate Agents have the pleasure in offering for sale this THREE BEDROOM STAGGERED MID-TERRACED HOUSE with Detached DAY ROOM (Former Double Garage). The property offered with NO ONWARD CHAIN and is conveniently located within half a mile of local shopping amenities at Bockings Elm and within three quarter miles of Clacton's town centre, sea front and mainline railway station with direct links to London Liverpool Street. It is in the valuers opinion that an early internal inspection is advised to appreciate the versatile accommodation on offer.

- **Three Bedrooms**
- **16'10 x 12'4 Lounge**
- **11'10 x 9'3 Modern Kitchen**
- **15'7 Double Glazed Conservatory**
- **Ground Floor W.C.**
- **Gas Central Heating (n/t)**
- **Day Room (Former Double Garage)**
- **Approx 62' Rear Garden**
- **No Onward Chain**
- **EPC Rating E & Council Tax B**



Price £260,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

High gloss wood effect flooring. Radiator. Stair flight to first floor. Doors to:



GROUND FLOOR W.C.

Fitted with a white suite. Comprises low level W.C. Wash hand basin. Fully tiled walls. High gloss wood effect flooring. Double glazed window to rear.



KITCHEN

11'10 x 9'3

Fitted with a range of pale blue matte finish fronted units. Comprises square edge grey stone effect laminated work surfaces with cupboards and drawers below. Range of matching wall mounted units. Single drainer stainless steel sink unit with mixer taps. Range of matching wall mounted units. Built in larder cabinet. Space and plumbing for washing machine and dishwasher. Tall fridge/freezer space. Inset four ring gas hob with integrated extractor hood above. Inset high level double electric oven (all appliances not tested). Radiator. Part tiled walls. Breakfast bar. High gloss wood effect flooring. Double glazed window and door leading to garden.



ALTERNATE VIEW OF KITCHEN



LOUNGE

16'10 x 12'4

Built in under stairs storage cupboard. Radiator. Feature arched window to Conservatory. Double glazed sliding patio doors to:



ALTERNATE VIEW OF LOUNGE



CONSERVATORY

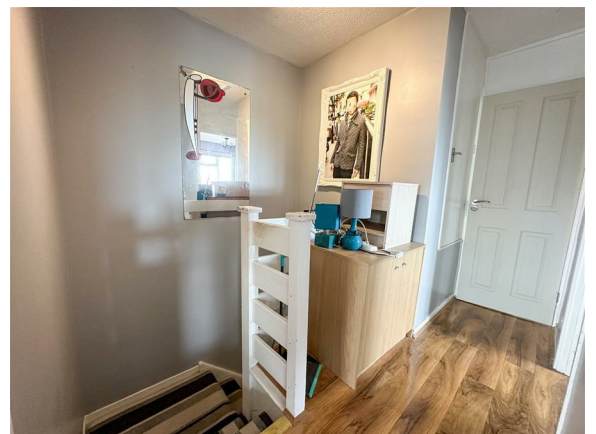
15'7 x 8'8

Double glazed windows to side and rear. Poly carbonate roof. Radiator. High gloss wood effect flooring. Double glazed double doors to rear garden.



FIRST FLOOR LANDING

Over stairs storage cupboard. Loft access to loft space (Housing gas combination boiler (not tested)). High gloss wood effect flooring. Doors to:



BEDROOM ONE

11'8 x 9'7

Built in double wardrobe. Radiator. Double glazed windows to front and side.



VIEWS TO FRONT FROM BEDROOM ONE



BEDROOM TWO

10'7 x 9'7

Built in double wardrobe. Radiator. Double glazed window to front.



BEDROOM THREE

8'8 x 7'

High gloss wood effect laminate flooring. Radiator. Double glazed window to side.



BATHROOM

6'10 x 5'7

Fitted with a three piece white suite, Comprises panel bath with integrated shower unit over and folding glazed shower screen. Low level W.C. Pedestal wash hand basin. Fully tiled walls. Radiator. Wood effect flooring. Double glazed window to rear.



OUTSIDE - FRONT

The property is best accessed from Ruaton Drive with hardstanding area providing off street parking for numerous vehicles. Double roller shutters which open to windows into the Day Room. Gate gives pedestrian access to rear garden and door to the Kitchen & Day Room. Additional Front Door is located to the side shared walkway.



OUTSIDE - REAR

Appro 62' garden. Mainly laid to lawn with array of mature shrubs and trees. Paved patio areas. Additional decked patio area to the rear of the garden. Enclosed by panel fencing.



ALTERNATE VIEW OF GARDENS



DAY ROOM (Former Double Garage)

16'7 max x 16'4 max

Brick built with a tiled pitched roof. Double glazed access door from garden.



DAY ROOM (Seating Area)

Two Double glazed windows to side with Outside Roller Shutters. High Gloss grey wood effect flooring. Open access onto Kitchenette Area. Door To Shower Room.



DAY ROOM (Kitchenette Area)

Fitted with a range of black gloss fronted units. Comprises square edge work surfaces with cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring ceramic electric hob with under counter oven (not tested).



DAY ROOM (Shower Room)

Fitted with a three piece white suite. Comprises independent shower cubicle. Low level W.C. Pedestal wash hand basin. Wood effect flooring.



GREENSWARD LOCATED NEARBY

Local Greenward within 50 Metres.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges: No

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note: No Onward Chain

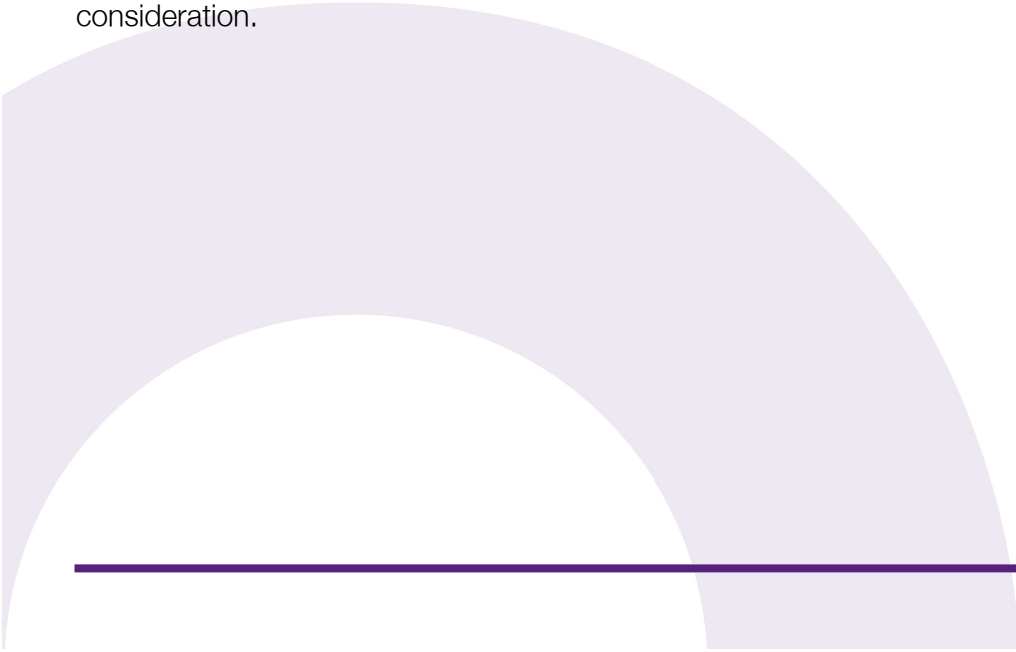
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Particular Disclaimer

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.



1ST FLOOR



GROUND 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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