



Dahlia Close Clacton-On-Sea, CO16 7BU

Situated on a walk way position on the popular Ruaton Gardens Development, Sheen's are pleased to offer for sale this THREE BEDROOM STAGGERED MID-TERRACED HOUSE. The property is being offered with NO ONWARD CHAIN, and is conveniently located within half a mile of local shopping amenities at Bockings Elm, and three quarters of a mile of Clacton's town centre, seafront and mainline railway station.

- Three Bedrooms
- 16'1 x 12'2 Lounge
- 11' Kitchen
- Ground Floor Cloakroom
- Double Glazed Windows
- Gas Central Heated
- Garage
- No Onward Chain
- Council Tax Band B
- EPC Rating C



Price £210,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

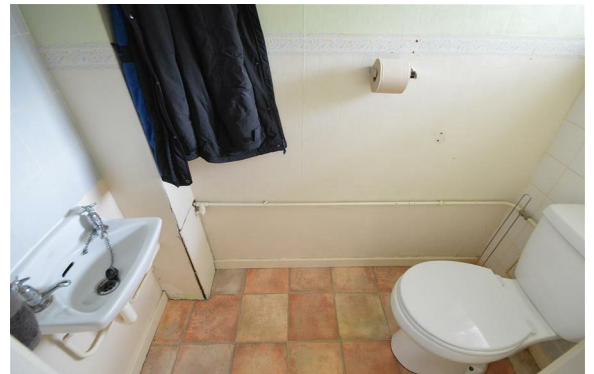
Double glazed entrance door to;

ENTRANCE HALL

Radiator. Stairflight to first floor. Doors to;

CLOAKROOM

Comprises; Low level W.C. Wall mounted hand wash basin. Double glazed window to front.



LOUNGE

16'1 x 12'2

Double glazed windows to both front and rear aspects. Understairs storage cupboard. Radiator.



KITCHEN

11' x 10'7

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset five ring gas hob (not tested). Built in waist height oven and grill. Plumbing and space for washing machine. Space for undercounter fridge and freezer. Selection of matching cupboards and drawers at both eye and floor level. Tiled splash backs. Storage cupboard. Double glazed window to rear. Double glazed door leading to garden.



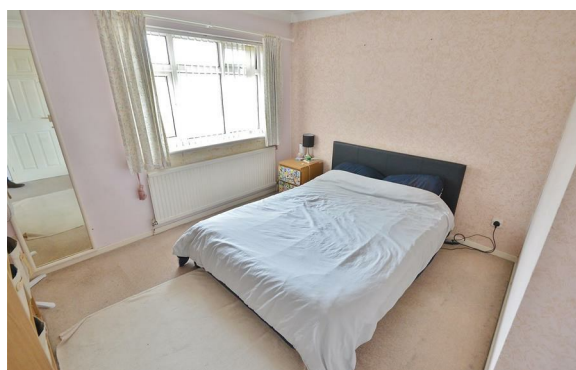
FIRST FLOOR LANDING

Double glazed window to front. Wall mounted cupboard housing wall mounted gas boiler (not tested), Loft access. Doors to;

BEDROOM ONE

11'9 x 10'9 max

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



BEDROOM TWO

10'9 max x 10'2

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



BEDROOM THREE

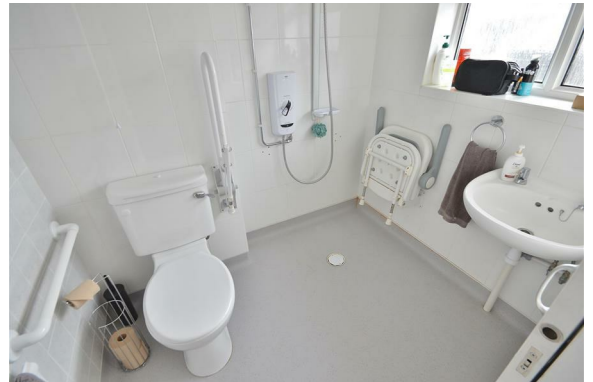
7'9 x 7'2

Double glazed window to front. Radiator.



WET ROOM

White suite comprising; Low level W.C. Wall mounted hand wash basin. Wall mounted electric shower (not tested). Fully tiled walls. Radiator, Double glazed window to front.



OUTSIDE- REAR

Approximately 60' rear garden being mainly laid to lawn. Enclosed by panelled fencing.



OUTSIDE - FRONT

Small block paved area with shrub border.

The owner has also informed is that there is a garage in block at the end of the cul-de-sac in Dahlia Close.

LE 0924

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): TBC

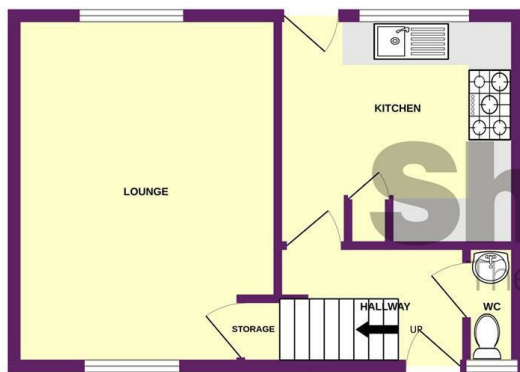
Non-Standard Property Features To Note:

Particular Disclaimer

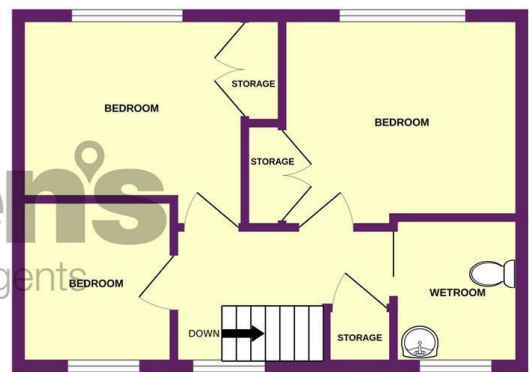
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



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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