



## Camellia Crescent Clacton-On-Sea, CO16 7EU

Situated on the popular Ruaton Gardens Development, Sheen's are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property benefits from being offered with NO ONWARD CHAIN, Garage and Conservatory. Clacton-on-Sea's town centre, seafront and mainline railway station are approximately one and a half miles away.

- Two Bedrooms
- 16'4 max Lounge
- 11'2 Kitchen
- Double Glazed Windows
- Gas Central Heated (n/t)
- Garage and Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating D



**Price £205,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE HALLWAY

Storage cupboard. Loft access. Doors to;

### LOUNGE

15'4 x 11' max

Radiator. Double glazed window to rear. Double glazed sliding door leading to Conservatory. Door to;





## KITCHEN

11'2 x 8'9 max

Comprises; Square edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for washing machine, cooker and dishwasher. Selection of matching cupboards and drawers at both eye and floor level. Tiled splash backs. Wall mounted gas boiler (not tested). Radiator. Double glazed window to side and front. Double glazed door leading to side.



## CONSERVATORY

9'2 x 8'3

Double glazed windows to both side and rear aspects. Double glazed French doors leading to rear garden.



## BEDROOM ONE

11'2 x 10'

Double glazed window to rear. Radiator. Built in wardrobes.



## BEDROOM TWO

9'11 x 8'7

Double glazed window to front. Radiator.



## WET ROOM

White suite comprising of; Low level W.C. Wall mounted hand wash basin. Wall mounted shower (not tested). Radiator. Fully tiled walls. Cupboard housing hot water cylinder (not tested). Double glazed window to front.



## OUTSIDE - REAR

Enclosed by panelled fencing. Shrub borders. Raised fish pond. Timber storage shed. Side pedestrian access to front.



## OUTSIDE - FRONT

Block paved driveway with double gates providing off street parking leading to Garage. Low maintenance shingled front garden with shrubs.

## GARAGE

Up and over door. Power and light connected.

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## LE 1024

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 drainage (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.

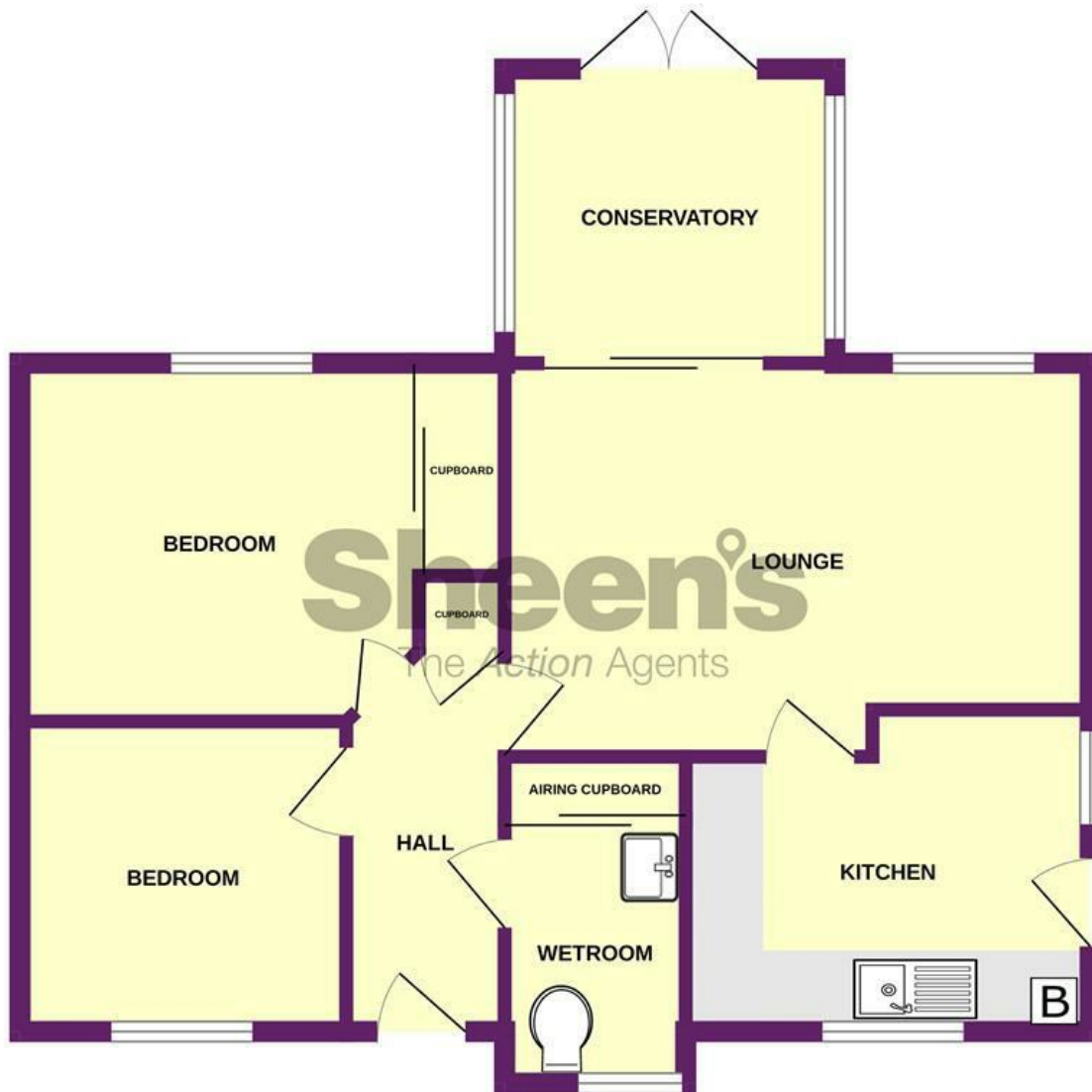
## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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## 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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## Selling properties... not promises

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**Sheen's**  
The Action Agents