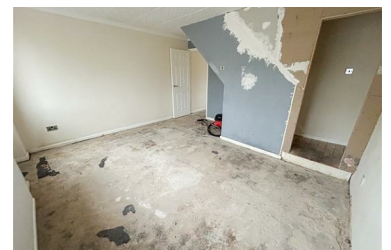




Gardenia Place Clacton-On-Sea, CO16 7DB

Sheen's Estate Agents are pleased to offer this TWO BEDROOM SEMI DETACHED HOUSE located on the 'Ruaton Gardens' development. The property is located within one and a quarter miles from Clacton-on-Sea's town centre and mainline railway station, and approximately quarter of a mile from local shopping amenities at Bocking's Elm. The property is being offered with NO ONWARD CHAIN.

- Two Bedrooms
- 13'6 x 12'9 Lounge
- 10'6 x 8'4 Kitchen
- 13'6 x 9'7 Bedroom
- Gas Central Heating (n/t)
- Off Road Parking
- Garage In Block
- No Onward Chain
- Council Tax Band B
- EPC Rating D



Price £180,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

KITCHEN

10'6 x 8'4

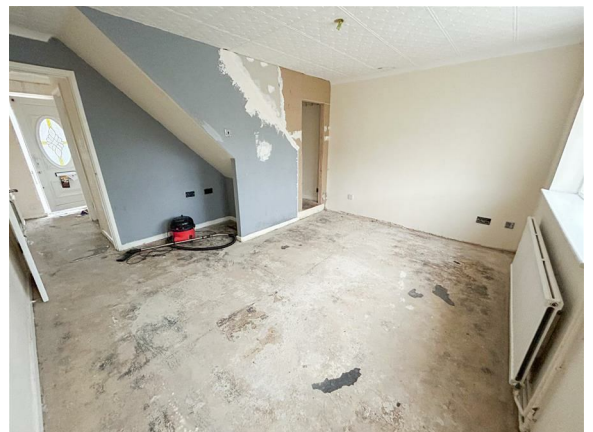
Fitted with a range of white laminated fronted units comprising rolled edge work surfaces. Inset stainless steel sink unit with mixer tap. Cupboards and drawers below. Space and plumbing for washing machine. Space for cooker. Wall mounted gas combination boiler (not tested). Radiator. Double glazed window to front.



LOUNGE

13'6 x 12'9

Radiator. Stair flight to first floor. Double glazed window. Doors to conservatory.



CONSERVATORY

Part brick built. Poly-carbonate roof. Double glazed windows to sides and rear. Radiator. Doors to outside rear.



BEDROOM ONE

13'7 x 9'7

Storage cupboard. Radiator. Double glazed window to rear.



BEDROOM TWO

7'8 x 7'7

Storage cupboard housing water tank. Radiator. Double glazed window to side.



BATHROOM

Low level W/C. Panelled bath. Vanity hand wash basin with sink above with mixer tap. Double glazed window to side.



OUTSIDE FRONT

Off street parking.

OUTSIDE REAR

Paved patio area. Enclosed by panelled fencing. Side access to garage in block.



GARAGE IN BLOCK



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:

EH 11/24

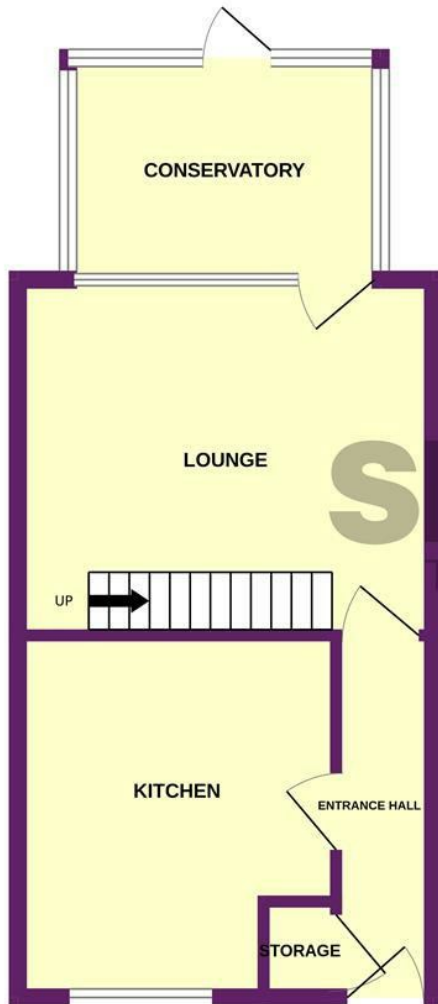
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.

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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Sheen's
The Action Agents