



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

Offered with No Onward Chain on the popular 'Flowers' development in the coastal town of Clacton-on-Sea is this TWO BEDROOM DETACHED BUNGALOW. The property is positioned around quarter of a mile from local shopping amenities at 'Bockings Elm', with Clacton's town centre, sea front and mainline railway station situated within one and a half miles.

- Two Bedrooms
- 15'4 x 10'10 Lounge
- 12' Fitted Kitchen
- Three Piece Bathroom Suite
- Gas Central Heating (not tested)
- Fully Double Glazed
- Garage & Off Street Parking
- 34' South Facing Garden
- No Onward Chain
- EPC Rating D & Council Tax B



**Price £224,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALLWAY

Loft access. Radiator. Built in storage cupboard. Additional built in cupboard housing gas combination boiler serving hot water and central heating systems (not tested). Doors to:

### LOUNGE

15'4 x 10'10

Radiator. Double glazed window to side. Double glazed double doors opening onto rear garden.



### KITCHEN

12'1 x 6'6 max

Fitted with a range of wood effect laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring ceramic electric hob with inset under counter double electric oven and stainless steel extractor hood above (all appliances not tested). Space and plumbing for washing machine and fridge/freezer. Tiled splash backs. Radiator. Double glazed window to rear.



### BEDROOM ONE

10'4 x 9 to wardrobes

Fitted wardrobes with sliding doors. Radiator. Double glazed window to front.



## BEDROOM TWO

8'1 x 7'7

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



## BATHROOM

7'6 x 4'5

Fitted with a white suite. Comprises panel bath with wall mounted electric shower over (not tested). Low level W.C. Pedestal wash hand basin. Fully tiled walls. Radiator. Double glazed windows to front and side.





### OUTSIDE - FRONT

Front garden laid to lawn. Block paved driveway providing off street parking leading to integral garage with up and over door. Side pedestrian gate leading to rear garden.



### OUTSIDE - REAR

Approx 34' South facing rear garden. Mainly laid to lawn. Paved patio area. Double glazed personal door to garage. Enclosed by panel fencing. Gate to rear.



### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Main (Telephone & Broadband): Yes - For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

### JE 0725

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

---

## Particular Disclaimer

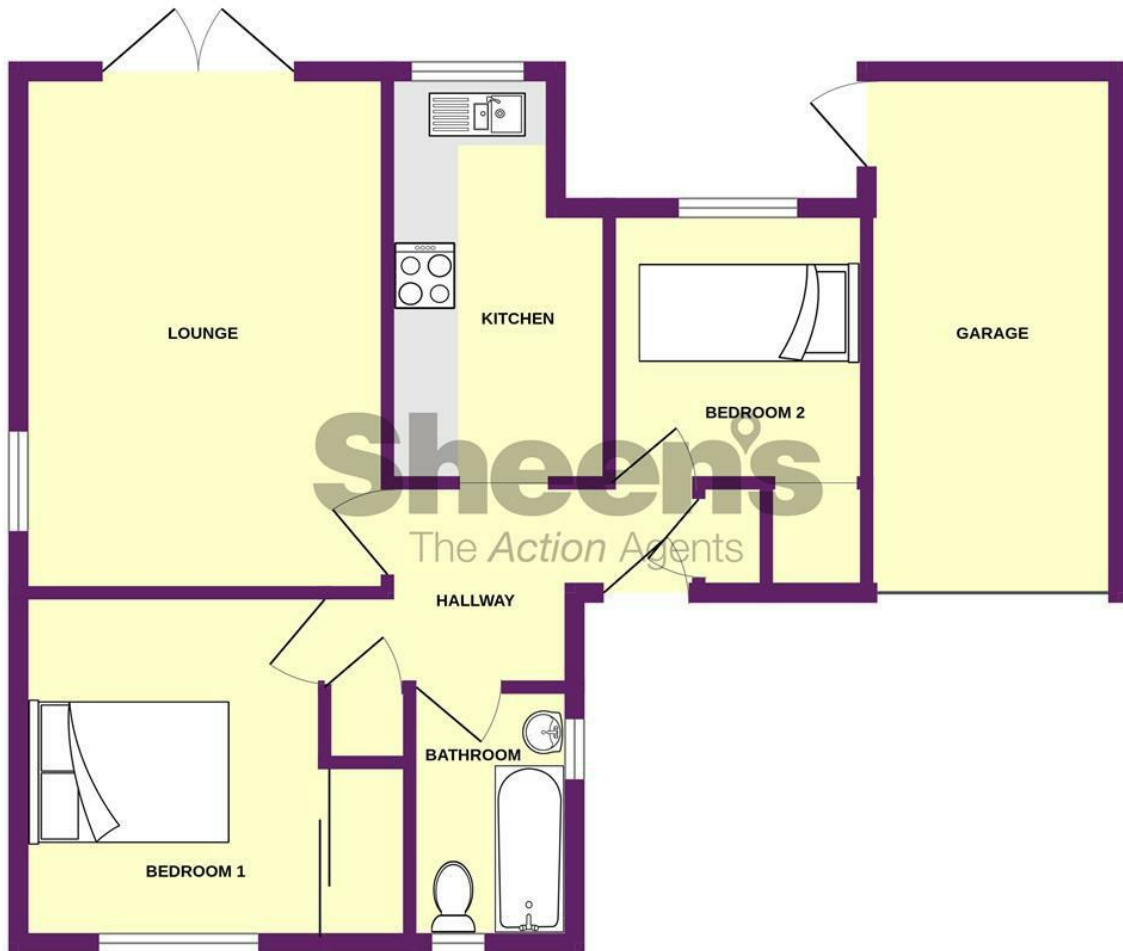
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



## 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.  
Made with Metropix ©2024

## Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents