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Sheen's
The *Action* Agents

Camellia Avenue
Clacton-On-Sea, CO16 7DE

This impressively extended THREE BEDROOM DETACHED FAMILY HOME is located on the sought after 'Ruaton Gardens' development in the Essex coastal town of Clacton-on-Sea. Clacton's mainline railway station with its direct links to London Liverpool Street is located around one mile away with the town centre and sea front within a mile and a quarter. An early internal inspection is strongly advised to appreciate the accommodation and décor on offer.

- Three Bedrooms
- 13'7 x 10'8 Lounge
- 10'10 x 9'10 Dining Area
- 16'10 x 11'1 Kitchen/Breakfast Room
- 10'9 x 6'7 Utility Room
- Ground Floor W.C.
- Modern Shower Room
- Detached Garage & Parking Area
- Landscaped Westerly Facing Garden
- EPC Rating D & Council Tax C

Price £289,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite entrance door to entrance hallway.

ENTRANCE HALLWAY

Stair flight to first floor. Karndean wood flooring. Double glazed window to side,. Radiator. Under stairs storage cupboard. Doors to:

GROUND FLOOR CLOAKROOM

Fitted with a white suite comprises low level W.C. Wash hand basin with tiled splashbacks. Tiled flooring. Radiator. Double glazed window to front.

UTILITY ROOM

10'9 x 6'7

Fitted with a range of tall white gloss fronted larder cabinets. Laminated work surfaces with space and plumbing for washing machine and tumble dryer. Tall fridge freezer space. Tiled splashbacks. Double glazed window to side. Double glazed door leading to side courtyard area and rear garden.

LOUNGE

13'7 x 10'8

Feature ornamental fireplace. Wood effect flooring. Radiator. Double glazed windows to front and side. Open access to dining room.

ALTERNATE VIEW OF LOUNGE

DINING ROOM

10'10 x 9'10

Wood effect flooring. Tall radiator. Multi panelled glazed doors opening onto kitchen breakfast room.

KITCHEN BREAKFAST ROOM

16'10 x 11'1

Kitchen area is fitted with a range of white gloss fronted units. Granite effect work surfaces. Range of tall wall mounted units with crockery display shelving. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring ceramic hob with designer glass splashback with stainless steel part glazed extractor hood above. Under counter electric oven. Inset high level microwave oven. Integrated under counter fridge and freezer. Integrated dishwasher. Karndean flooring. Breakfast bar. Radiator. Double glazed window to rear overlooking garden. Double glazed double doors opening onto rear garden.

ALTERNATE VIEW OF KITCHEN/DINER

FIRST FLOOR LANDING

Built in airing cupboard. Loft access. Double glazed window to side. Doors to:

BEDROOM ONE

13'1 x 9'9

Range of fitted wardrobes. Wood effect flooring. Radiator. Double glazed window to rear.

BEDROOM TWO

11'6 x 9'9 narrowing to 9'1

Wood effect flooring. Radiator. Double glazed window to front.

BEDROOM THREE

7'7 x 7'6

Radiator. Double glazed window to front.

SHOWER ROOM

6'9 x 5'5

Large walk in modern shower cubicle with wall mounted electric shower (not tested). Granite effect work surfaces with feature modern ceramic bowl sink unit with free standing mixer tap. Integrated concealed cistern low level W.C with vanity cupboards and drawers below. Tiled splash backs. Tiled flooring. Radiator. Double glazed window to side and rear.

OUTSIDE FRONT

The property benefits from a block paved fronted garden to the front of the property and to the side of the pedestrian gate giving pedestrian access to side and rear garden. Additionally the property benefits from a garage to the side with additional wooden gates leading to hard standing area which could be used as parking area. (Please note the additionally paved area in front of the station has been maintained by the current seller of the property and has been in renting, but understanding this is not in the current deeds.)

OUTSIDE REAR

Approximately 25' x 38' max rear garden. Garden is laid to modern tiled paving with partial raised borders. Enclosed by panelled fencing. Wooden pergola. Additional side hard standing area with personal door to garage.

ALTERNATE VIEW OF GARDEN

GARAGE

16'5 x 8'

Power and light connected. (Please note the current up and over door is not in use and is temporarily boarded over to provide storage garage).

Material Information (Freehold Property)

Tenure:
Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £1978.64 Per Annum
Any Additional Property Charges:

Services Connected: (Gas): (Electricity): (Water): (Sewerage Type): (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note:

JE 01/26

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.

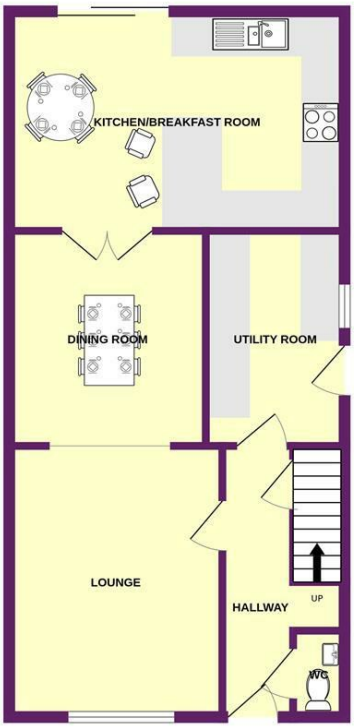
Particular Disclaimer

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.

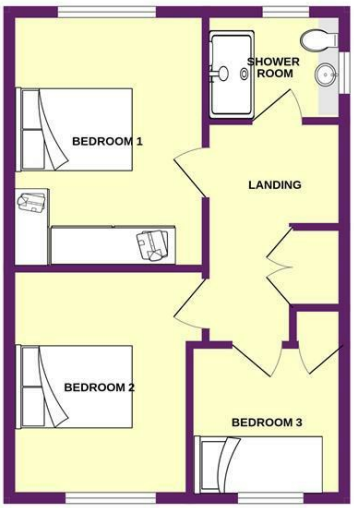
Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who cabn advise you further.

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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