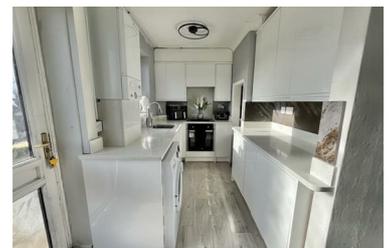




## Aster Close Clacton-On-Sea, CO16 7DA

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM END-TERRACED HOUSE. Located in the 'Ruaton' development this property benefits from being within 0.5 miles of Bockings elm's shopping amenities. The property is situated within one mile of Clacton-on-Sea's mainline railway station with its links to London Liverpool Street. The property is also approximately one mile from Clacton's regenerated seafront. An internal inspection is highly recommend to appreciate the accommodation on offer.

- Two Bedrooms
- 13'9 x 9'7 Lounge
- 16'11 x 6'9 Kitchen Diner
- Fully Double Glazed
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Cul-de-Sac Position
- Off Street Parking
- EPC Rating TBC
- Council Tax B



**Price £175,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALLWAY

Stair flight leading to first floor. Door to:

### LOUNGE

13'9 max x9'7

Double glazed window to front. Opening to:



## KITCHEN DINER

16'11 max x 6'9

Fitted kitchen suite comprising white granite effect rolled edge work surfaces with Crème cupboards and drawers below and wall mounted Crème cabinets above. One and a half bowl drainer sink unit with stainless steel mixer tap. Electric four ring hob with electric oven below. Gas combination boiler. (All appliances not tested) Fitted fridge freezer. Space for washing machine. Radiator. Two double glazed windows to rear. Door to garden.



## FIRST FLOOR LANDING

Doors to:



## BEDROOM ONE

13'10 x 8'

Two storage cupboards. Radiator. Double glazed window to front.



## BEDROOM TWO

8'8 x 8'6

Radiator. Double glazed window to rear.



## BATHROOM

Three piece white suite comprising low level W.C. Vanity wash hand sink basin with cupboards below. Panelled bath. Fully tiled walls. Heated towel rail. Double glazed window to rear.



## OUTSIDE FRONT

Fully paved patio area providing off street parking.



## OUTSIDE REAR

Partly paved patio area with the remainder being laid to lawn.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

## JB 02/26

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](http://www.sheens.co.uk).

## Particular Disclaimer

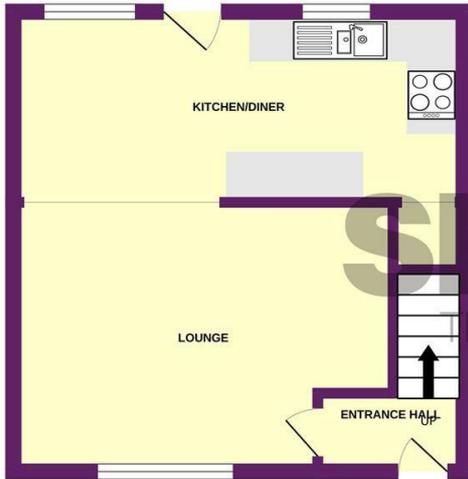
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

## Draft Details

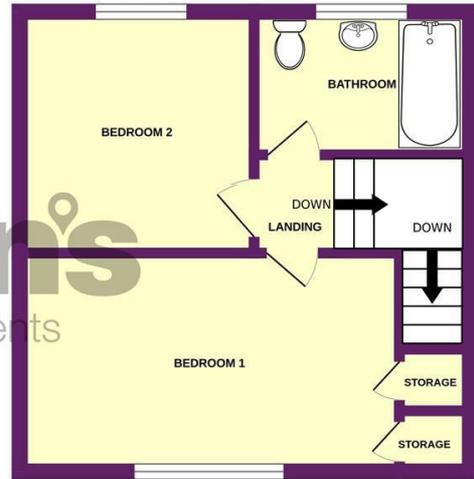
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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GROUND FLOOR  
274 sq.ft. (25.4 sq.m.) approx.



1ST FLOOR  
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 sq.m.) approx.

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

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

**Sheen's**  
The Action Agents