

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

**Sheen's**  
The Action Agents



## Ramplings Avenue Great Clacton, CO15 4BX

Sheen's Estate Agents are pleased to offer this TWO BEDROOM SEMI-DETACHED BUNGALOW located in GREAT CLACTON. This property is being offered with NO ONWARD CHAIN. Shopping amenities in Great Clacton are around 250 metres away with Clacton's town centre, sea front and mainline railway station approximately three quarters of a mile away. In need of modernisation, a early inspection is highly advised to appreciate the space this bungalow has to offer.

- Two Bedroom
- 17'6 x 11'2 nar to 10'2 Lounge
- 9'4 x 9'4 nar to 8'3 Kitchen
- Electric Heating (n/t)
- Wet Room
- Double Glazed
- Off Street Parking
- No Onward Chain
- Modernisation Required
- EPC Rating TBC & Council Tax B



**Price £200,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE

17'6 x 11'2 nar to 10'2

Double glazed window to front.

### KITCHEN

9'4 x 9'4 nar to 8'3

Fitted with a range of white fronted units. Comprising; square edged work surfaces with cupboards and drawers below. Space for cooker. Space for washing machine. Inset stainless steel sink unit. Doors leading to conservatory.



**BEDROOM ONE**

13'8 x 10'2

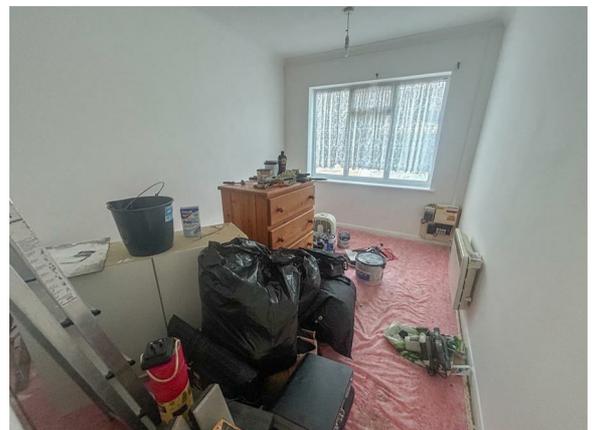
Electric storage heater. Double glazed window to rear.



## BEDROOM TWO

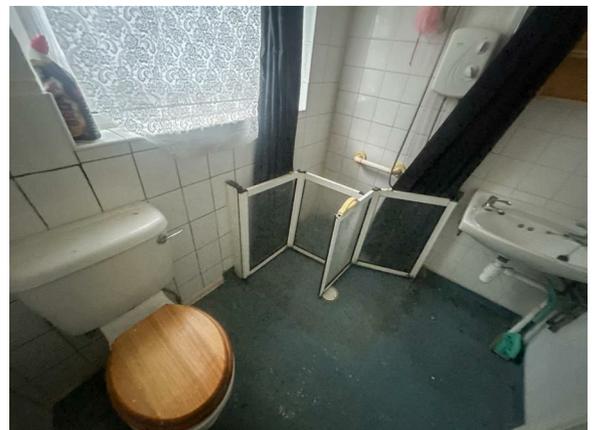
11'2 x 8'5

Electric wall heater. Double glazed window to front.



## WET ROOM

Low level W/C. Wall mounted shower attachment. Wall mounted hand wash sink basin. Double glazed window to side.



### CONSERVATORY

Double glazed window to side and rear. Doors leading to outside rear.



### OUTSIDE FRONT

Hard paved area providing off street parking.



## OUTSIDE REAR

25ft Garden. Garden in need of attention. Enclosed by panelled fencing.



## EH 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).

### Material Information (Freehold Property)

Tenure: Freehold

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

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

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.

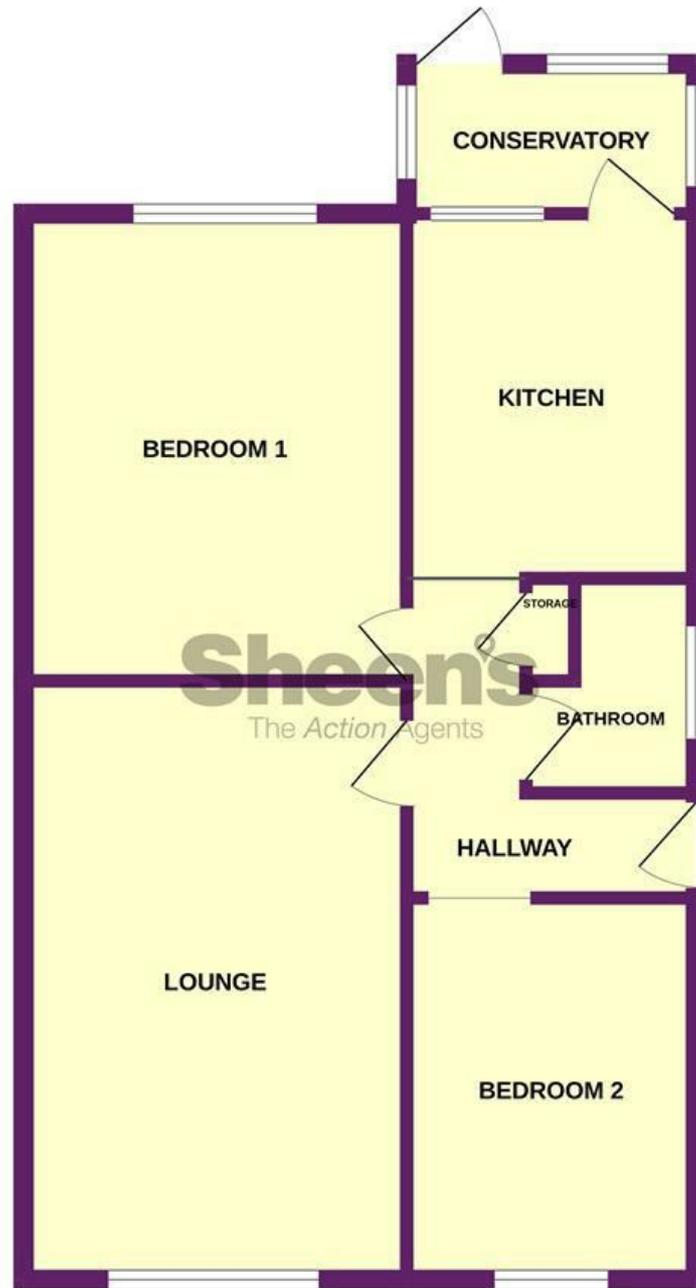
### Draft Details

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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