



Salvia Close Clacton-On-Sea, CO16 7BZ

A chance to acquire this THREE BEDROOM MID-TERRACED HOUSE on the popular 'Ruaton Gardens' development in the Essex coastal town of Clacton-on-Sea. Local shopping amenities at 'Bockings Elm'; are around a third of a mile away with the town centre, sea front and mainline railway station with its direct links to London Liverpool Street within a mile and a quarter. Having been modernised by the current vendors over recent years, an early viewing is advised to appreciate the accommodation and decor on offer.

- Three Bedrooms
- 16'10 x 12' Lounge
- 12'1 x 10'1 Fitted Kitchen
- 14'4 x 7'2 Conservatory
- Ground Floor W.C.
- Gas Central Heating (n/t)
- Garage In Block
- Allocated Parking Space
- No Onward Chain
- EPC Rating TBC & Council Tax B

Price £245,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE PORCH

6'1 x 2'2

Built in storage cupboard. Double glazed window to front. Further double glazed door to:



ENTRANCE HALLWAY

Stair flight to first floor. Radiator. Part wood panel wall to dado rail. Wood effect flooring. Open access to Lounge & Kitchen. Door To ground floor W.C.



GROUND FLOOR W.C

Fitted with a white suite, Comprises low level W.C. Wash hand basin. Radiator. Part wood panel wall to dado rail. Wood effect flooring. Double glazed window to front porch.



KITCHEN

12'1 x 10'1

Fitted with a modern kitchen suite. Comprises white gloss fronted units. Laminate rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine, tumble dryer, dishwasher and under counter fridge. Cooker space with stainless steel extractor hood above (not tested). Tiled splashbacks. Wood effect flooring. Radiator. Double glazed window to rear overlooking garden. Double glazed door to Conservatory.



LOUNGE

16'10 x 12'

Ornamental fire surround with inset electric fire. Radiator. Wood effect flooring. Under stairs storage cupboard. Double glazed window to front. Open access to Conservatory.



CONSERVATORY

14'4 x 7'2

Part brick built edwardian style conservatory. Vaulted glazed roof. Wood effect flooring. Radiator. Double glazed window to side. Double glazed bi-fold doors opening onto rear garden.



FIRST FLOOR LANDING

Double glazed window to front. Loft access. Doors to:

BEDROOM ONE

11'10 x 10'4 max

Built in double wardrobe. Radiator. Double glazed window to rear.



BEDROOM TWO

10'2 x 9 plus door recess

Built in double wardrobe. Radiator. Double glazed window to rear.



BEDROOM THREE

7'6 x 7'

Radiator. Double glazed window to front.

BATHROOM

Fitted with a three piece modern white suite. Comprises panel bath with mixer tap and shower attachment. Folding glazed shower screen. Low level W.C. Vanity wash hand basin with cupboards below. Part tiled walls. Chrome effect heated towel rail. Built in airing cupboard housing wall mounted gas combination boiler (Fitted 2025). Double glazed window to front.



OUTSIDE - FRONT

The property is set in a semi walk-way position between Salvia Close and Ruaton Drive. Small front garden laid to slate shingle and shrubs/trees.



ALLOCATED PARKING & GARAGE IN BLOCK

Garage in Block with Up & Over Door. Allocated Parking Space located off of Salvia Close in Parking Bay.

OUTSIDE - REAR

Approx 32' Easterly facing landscaped rear garden. Mainly laid to artificial lawn. Composite decked patio areas. Enclosed by panel fencing. Timber storage shed. Additional Garden Bar (Negotiable).

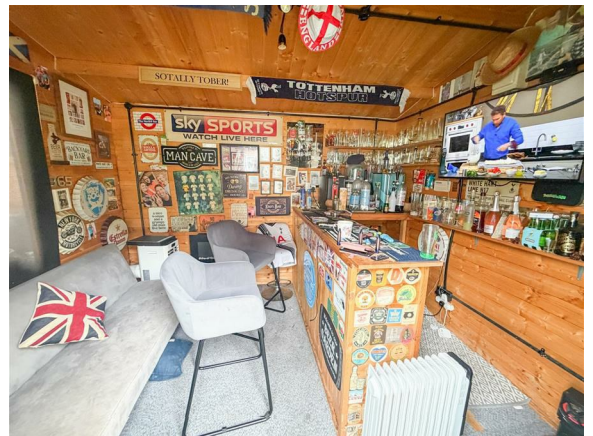


ALTERNATE VIEW OF GARDEN



GARDEN BAR (Negotiable)

The property benefits from Timber Garden Bar which has bar and seating area with power and light connected. This Bar can be available to purchase under separate negotiation.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (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: Garage in Block

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

BA 0626

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.

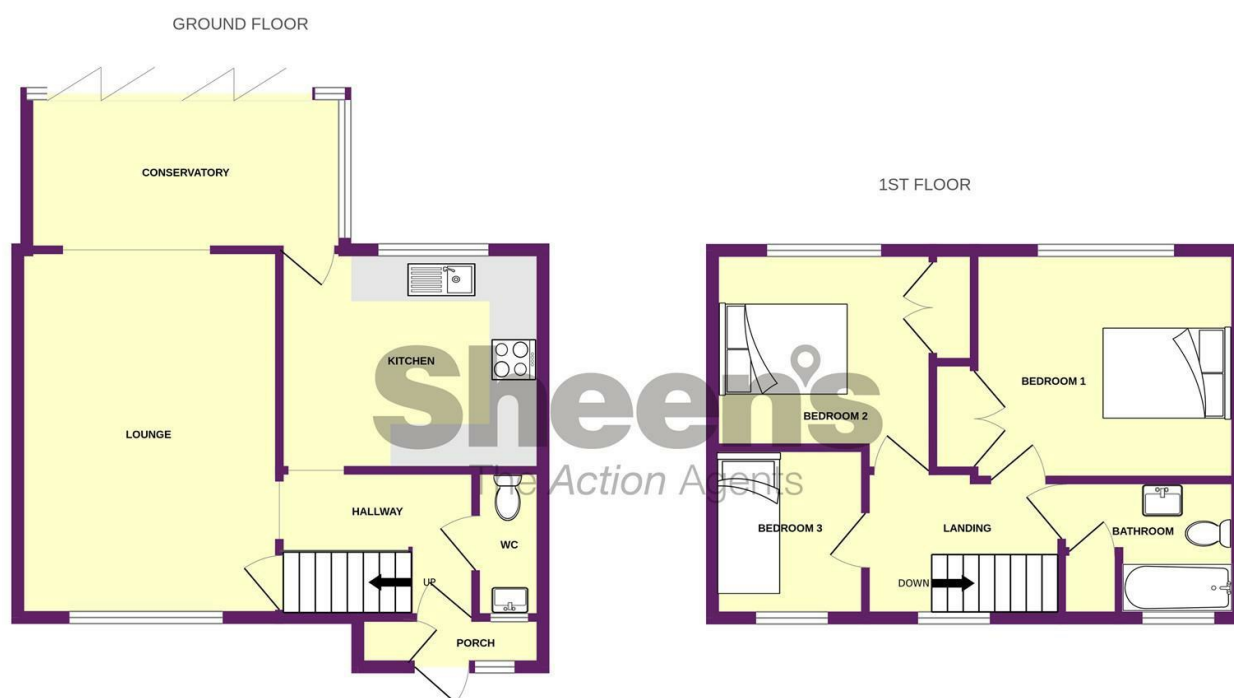
Particular Disclaimer

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR





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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