



Gardenia Place Clacton-On-Sea, CO16 7DB

This THREE BEDROOM DETACHED HOUSE is located on the 'Ruaton Gardens' development in the popular Essex Coastal town of Clacton-on-Sea. Clacton's mainline railway station is situated around a mile away with the Town Centre, sea front and Beaches within a mile and a half. The property has undergone a programme of modernisation over recent years by the current vendors and an early inspection is advised to appreciate the accommodation on offer.

- Three Bedrooms
- 16'11 x 15'2 max Lounge/Diner
- 9'6 x 9'4 Fitted Kitchen
- Ground Floor Shower Room
- First Floor Bathroom
- Gas Central Heating (/t)
- Garage
- Parking with EV Charging Point
- Low Maintenance South Facing Garden
- EPC Rating C & Council Tax B



Offers In Excess Of £250,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite entrance door to:

ENTRANCE PORCH

Tiled flooring. Vaulted ceiling. Double glazed windows to front and side.



ENTRANCE HALLWAY

Stair flight to first floor. Radiator. Wood effect flooring. Doors to:



GROUND FLOOR SHOWER ROOM

Fitted with a modern three piece white suite. Comprises low level W.C. Independent shower cubicle. Wash hand basin. Double glazed window to front.



LOUNGE/DINER

16'11 x 15'2 nar 10'5

Wood effect flooring. Radiator. Built in under stairs storage cupboard. Two double glazed windows to rear. Double glazed double doors to rear garden.



ALTERNATE VIEW OF LOUNGE/DINER



KITCHEN

9'6 x 9'4

Fitted with a range of panel fronted units. Comprises laminated rolled edge work surfaces. Cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Range of matching wall mounted units. Inset four ring gas hob with extractor hood above and under counter electric oven under (appliances not tested). Fridge/freezer space. Space and plumbing for washing machine. Wall mounted gas boiler (not tested). Tiled splash backs. Wood effect flooring. Radiator. Double glazed window to rear.



FIRST FLOOR LANDING

Double glazed windows to front. Built in storage cupboard. Radiator. Doors to:



BEDROOM ONE

11'6 x 10'6

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



BEDROOM TWO

10'11 x 9'1

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



BEDROOM THREE

7'6 x 7'5

Radiator. Double glazed window to front.



BATHROOM

Fitted with a modern three piece white suite. Comprises panel bath with mixer tap. Low level W.C. Pedestal wash hand basin. Heated towel rail. Tiled splash backs. Double glazed window to front.



OUTSIDE - FRONT

Garage with up and over door. Hardstanding area providing off street parking leading to double gates to further block paved area providing off street parking for two vehicles with EV charging points. Open access to Rear Garden.



GATED PARKING AREA



OUTSIDE _ REAR

Landscaped garden with decorative large tiled patio area. Low maintenance shingled and timber beam borders. Artificial lawn area. Part enclosed by panel fencing and brick wall.



ALTERNATE VIEW OF GARDEN



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: no

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

JE 1124

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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.

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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