110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents

Begonia Place
Clacton-On-Sea, CO16 7EE

Located on the popular Ruaton Gardens development, Sheen's Estate Agents are pleased to offer for sale this THREE/FOUR BEDROOM MID-TERRACED HOUSE. The property is located within half a mile of local shopping amenities and Bockings Elm, with Clacton-on-Sea's town centre, seafront and mainline railway station being approximately one and a half miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three/Four Bedrooms
- 15'6 x 13'2 Lounge
- 10'10 x 8'10 Kitchen
- 15'4 x 6'7 Dining Room
- Shower Room
- Electric Heating (n/t)
- Approximate 35' Rear Garden
- Garage & Off Street Parking
- Council Tax Band B
- EPC Rating TBC

Price £230,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

ENTRANCE PORCH

Double glazed window to front and side. Wooden glazed door leading to:

ENTRANCE HALL

Storage cupboard. Wall mounted electric radiator (not tested). Wooden sliding door to:

KITCHEN

10'10 x 8'10

Fitted kitchen suite comprising: Laminated rolled edge work surfaces with inset one and a half bowel single drainer sink unit with stainless steel mixer tap. Space for cooker with extractor hood above (not tested). Space and plumbing for washing machine. Space for fridge freezer. Selection of matching wall units with cupboards and drawers both eye and floor level. Double glazed window to front.

LOUNGE

15'6 x 13'2

Stair flight to first floor. Glazed window to rear. Double glazed sliding door leading to:

DINING ROOM

15'4 x 6'7

Wall mounted electric radiator (not tested). UPVC double glazed sliding door leading to the garden. Door to:

OFFICE/BEDROOM FOUR

9'5 x 8'5

Wall mounted electric radiator (not tested). Double glazed window to the rear. Door leading into Store Room.

STORE ROOM

8'1 x 6'3

Door leading into Garage.

FIRST FLOOR LANDING

Airing cupboard. Loft access. Door to:

BEDROOM ONE

13'5 x 10'0

Built in wardrobe with sliding door. Electric radiator. Double glazed window to rear.

BEDROOM TWO

13'0 x 9'11

Electric radiator. Double glazed window to rear.

BEDROOM THREE

10'0 x 8'1

Electric radiator. Double glazed window to front.

SHOWER ROOM

Three piece white suite comprising: Low level W.C. Pedestal wash hand sink basin. Step in shower cubical with wall mounted electric shower head attachment above (not tested). Electric wall mounted heated towel rail. Partly tiled. Double glazed window to front.

SEPERATE W.C.

Two piece suite composing: Low level W.C. Pedestal hand wash sink basin. Part tiled. Double glazed window to front.

OUTSIDE FRONT

Hard standing area which provides off street parking with access to:

GARAGE

Electric garage door (not tested). Power and light connected.

OUTSIDE REAR

Patio paved area with the remainder being artificial laid to lawn. Stone boarders lined with shrubs. Wooden storage shed. Summer house. Enclosed by panelled fencing.

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): No (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: N/A

BA 09/26

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.

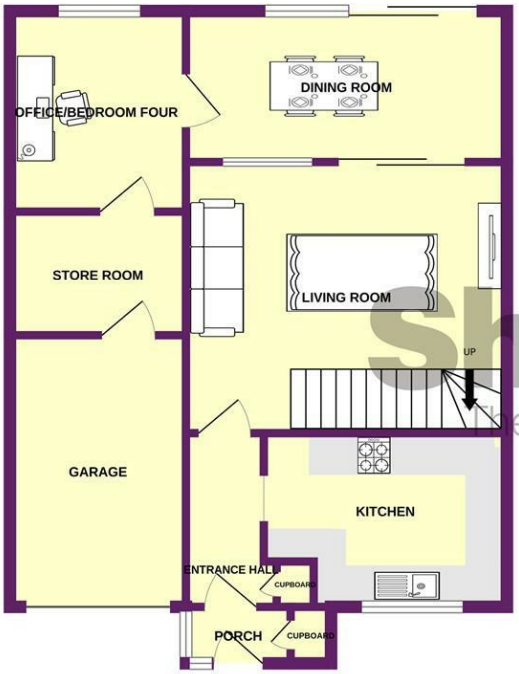
Particular Disclaimer

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.

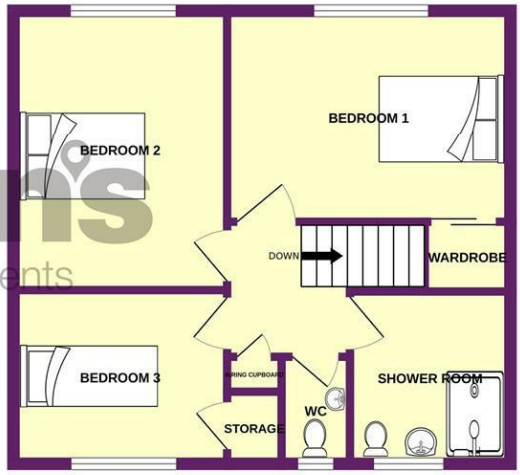
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR



1ST FLOOR



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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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