



## Ramplings Avenue Great Clacton, CO15 4BX

Located in the sought after area of Great Clacton is this EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW which has undergone an impressive program of modernisations throughout. The property boasts a 19'2 Modern Kitchen/Diner and offers spacious accommodation throughout. Local shopping amenities in Great Clacton are located around 250 metres away with Clacton's town centre, sea front and mainline railway station approximately three quarters of a mile away. With beautiful decoration throughout and being in move in ready condition, an early viewing is advised to appreciate the accommodation and décor on offer.

- Two Double Bedrooms
- 17'5 x 10'2 Lounge
- 19'2 Modern Kitchen/Diner
- Modern Bathroom Suite
- Gas Central Heating (n/t)
- Fully Double Glazed
- Off Street Parking
- Low Maintenance Landscaped Gardens
- Viewing Advised
- EPC Rating C & Council Tax B



**Price £245,000 Freehold**



### Accommodation Comprises

The accommodation comprises approximate room sizes:

#### COVERED STORM PORCH

Enclosed by metal pedestrian gate which leads to further gate to rear garden. Double glazed entrance door to:



#### ENTRANCE HALLWAY

Loft access with fitted loft ladder. Built in storage cupboard. Tiled flooring, Radiator. Doors to:



## BEDROOM ONE

13'8 x 10'1

Fitted sliding wardrobes. Radiator. Double glazed window to rear.



## BEDROOM TWO

11'6 x 8'5

Radiator. Fitted sliding wardrobes. Double glazed window to front.



## BATHROOM

Fitted with a three piece modern white suite. Comprises panel bath with glazed shower screen and integrated shower above. Concealed cistern low level W.C. Vanity wash hand basin with storage drawers below. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Double glazed window to side.



## LOUNGE

17'5 x 10'2

Radiator. Wood panel flooring. Double glazed window to front.



## ALTERNATE VIEW OF LOUNGE





## KITCHEN/DINER

19'2 x 9'4

Fitted with a range of cream gloss laminated fronted units. Granite effect laminated work surfaces with cupboards and drawers below. Range of matching wall mounted units. Tiled flooring. Inset single drainer sink unit with mixer tap. Inset four ring ceramic electric hob with integrated electric oven below (all appliances not tested). Wall mounted gas boiler (not tested). Space and plumbing for washing machine. Tiled splash backs. Radiator. Double glazed window to side. Double glazed double doors opening onto rear garden. Double glazed door to side.



## KITCHEN AREA VIEW



## DINING AREA VIEW



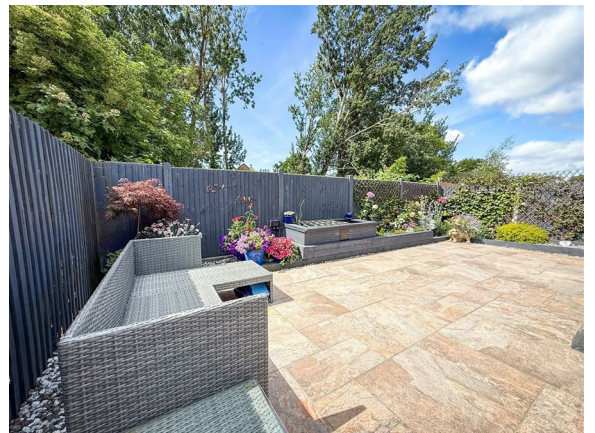
## OUTSIDE - FRONT

Hardstanding area providing off street parking. Remainder of front garden is laid to slate shingle. Gate gives access to side covered area with access to front garden and additional side gate to garden.



## OUTSIDE - REAR

Decorative stone paved low maintenance landscaped south facing rear garden. Flower and shrub borders. Enclosed by panel fencing.



## 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

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**JE0421**

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.

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**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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## Selling properties... not promises

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