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

Sheen's
The *Action* Agents

Ruaton Drive
Clacton-On-Sea, CO16 7BT

** PRICED TO SELL** Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM MID-TERRACED HOUSE. The house benefits from being offered as NO ONWARD CHAIN as well as having OFF STREET PARKING. The house is located within 0.9 miles of Clacton-on-Sea's train station, town centre and regenerated seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- Lounge 16'10 x 9'10
- Kitchen 10' x 6'6
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Garage
- Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating C

Price £150,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed door to:

ENTRANCE HALL

Two built in storage cupboards. Radiator. Opening to:

LOUNGE

16'10 max x 9'10

Stair flight to first floor. Two radiators. Double glazed window to rear. Double glazed sliding door to Garden.

KITCHEN

10'0 x 6'6

Fitted kitchen suite comprising: Marble effect rolled edge work surfaces with wood effect wall mounted cabinets with a range of cupboards and drawers below. Inset single drainer sink unit with stainless steel mixer tap. Gas combination boiler. Space for cooker. Space and plumbing for washing machine. Space for fridge freezer. Tiled splash backs. (All appliances not tested). Radiator. Double glazed window to front.

LANDING

Loft access. Door to:

BEDROOM ONE

12'11 max x 7'10

Built in storage cupboards. Radiator. Double glazed window to rear.

BEDROOM TWO

10'0 x 8'9

Radiator. Double glazed window to front.

BATHROOM

6'6 x 5'4

Three piece suite comprising: Low level W.C. Pedestal wash hand sink basin. Panel bath with shower attachment above (not tested). Partly tiled walls. Radiator. Double glazed window to front.

OUTSIDE FRONT

Off street parking.

OUTSIDE REAR

Part decking area with remainder being laid to lawn. Built up wooden storage shed. Enclosed by panel fencing.

GARAGE

Up and over door.

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: No

JB 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

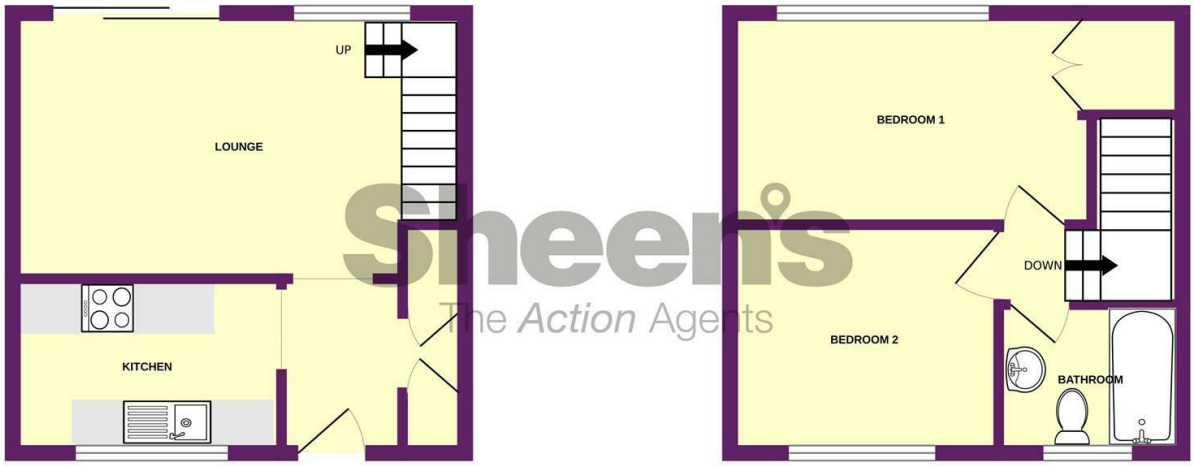
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR
275 sq.ft. (25.5 sq.m.) approx.

1ST FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 sq.m.) approx.

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.
Made with Metropix ©2026

Selling properties... not promises

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

Sheen's The Action Agents

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

The Property Ombudsman SALES
naea | propertymark PROTECTED