



## Camellia Crescent Clacton-On-Sea, CO16 7EU

Situated on the popular Flowers Development in Clacton-on-Sea, Sheen's Estate Agents are pleased to offer for sale this ONE BEDROOM SEMI DETACHED BUNGALOW. The property would be a perfect retirement opportunity or first time purchase and is located within one and a half miles of Clacton-on-Sea's railway station, town centre and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- 11'3 x 9'2 Bedroom
- 16'11 x 15'5 Open Plan Lounge/Kitchen
- Wet Room
- 15'5 x 8'2 Conservatory
- Fully Double Glazed
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- Approximately 30' Rear Garden
- Council Tax Band B
- EPC Rating C



**Price £190,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

### LOUNGE/KITCHEN

16'11 x 15'5

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Selection of matching wall units with cupboards and drawers at both eye and floor level. Space and plumbing for washing machine. Space fridge and freezer. Space for cooker with extractor hood above (not tested). Airing cupboard. Tiled splashbacks. Double glazed windows to side and rear. UPVC Double glazed sliding door leading to:



## CONSERVATORY

15'5 x 8'2

Radiator. Double glazed windows to side and rear. UPVC Double glazed French doors leading to the rear garden.



## BEDROOM

11'3 x 9'2

Radiator. Double glazed window to front.



## WET ROOM

White suite comprising a low level W.C. Pedestal hand wash sink basin with stainless steel mixer tap. Wall mounted electric shower and shower head attachment above (not tested). Heated towel rail. Fully tiled. Double glazed window to front.



## OUTSIDE FRONT

Hard standing area providing off street parking with access leading to:



## GARAGE

Electric garage door (not tested).



## OUTSIDE REAR

Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing. One wooden storage shed. Side pedestrian access leading to the outside front.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council  
Council Tax Band B  
Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Mains (Water): Yes (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 02/26

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](http://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



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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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