



Aragon Close Clacton-on-Sea, CO15 2NQ

Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED BUNGALOW set in a cul-de-sac position situated on the 'Tudor' development which has it's own local parade of shops and is within two miles of Clacton-on-Sea's town centre and mainline railway station. The property benefits from Rear Field Views and in the valuers opinion an internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 15'6 x 10'9 Lounge
- 16'3 x 10'7 Kitchen
- 20'1 x 7'2 Conservatory
- Shower Room
- Gas Central Heating (n/t)
- Field Views
- Off Street Parking
- Council Tax Band B
- EPC Rating C



Offers In Excess Of £245,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

ENTRANCE PORCH

Double glazed windows to front and side. Wooden glazed entrance door to:

ENTRANCE HALLWAY

Loft access. Airing cupboard housing wall mounted gas combination boiler (not tested). Two radiators. Door to:

LOUNGE

15'6 x 10'9

Radiator. Double glazed window to front.



KITCHEN

16'3 x 10'7

Fitted kitchen suite. Comprises laminated rolled edge work surfaces. Inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring gas hob with oven under and extractor hood above (all appliances not tested). Selection of matching wall mounted units with cupboards and drawers under. Integrated fridge (not tested). Serving hatch. Radiator. Double glazed window to rear. UPVC double glazed door leading to Conservatory.



CONSERVATORY

20'1 x 7'2

Units housing plumbing for white goods appliances. Double glazed windows to side and rear. UPVC double glazed French style doors leading to rear garden.



BEDROOM ONE

12'5 x 11'3

Radiator. Double glazed window to front.



BEDROOM TWO

11'4 x 8'5

Radiator. Double glazed window to rear.



BEDROOM THREE

7'2 x 8'2

Radiator. Double glazed window to side.



SHOWER ROOM

Three piece white suite. Comprises low level W.C. Vanity wash hand basin with stainless steel mixer tap. Step in shower cubicle with wall mounted electric shower (not tested). Fully tiled. Heated towel rail. Double glazed window to side.



OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles. Side pedestrian access leading to rear garden and garage.



GARAGE

Up and over door.

OUTSIDE - REAR

Mainly laid to lawn. Enclosed by panel fencing. Open views to rear meadowlands. Side Pedestrian access.



SOLAR PANELS

The vendors have made us aware the solar panels are owned outright.



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

BA 1225

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.

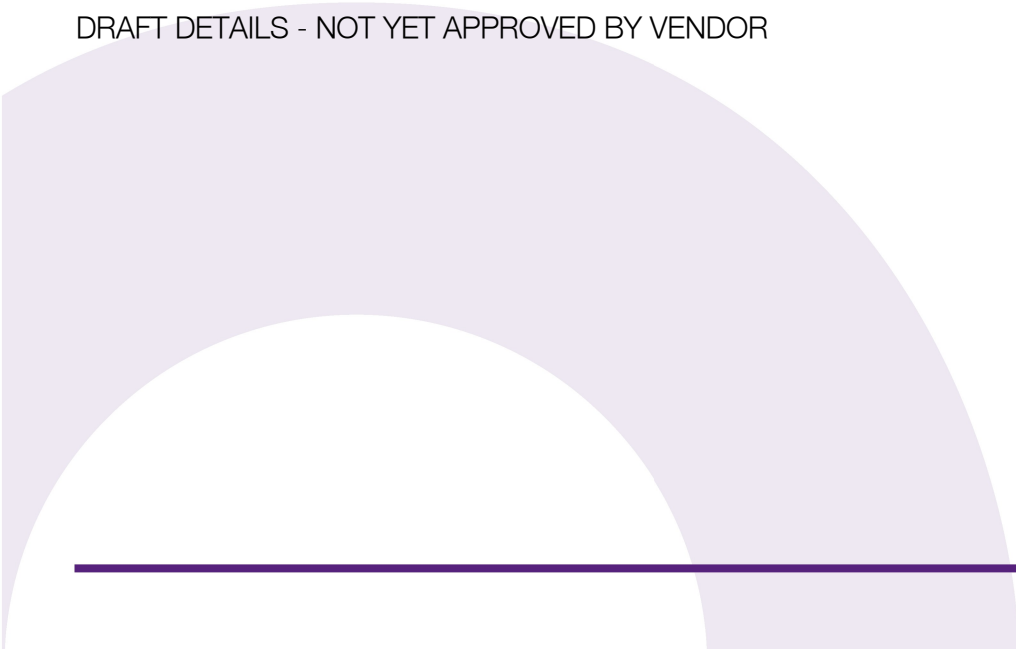
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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



ARAGON ROAD

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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