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## PARR CLOSE, CLACTON-ON-SEA, CO15 2NY OFFERS IN EXCESS OF £275,000

Situated in a quiet cul-de-sac in West Clacton, this charming two-bedroom Bungalow offers **\*\* NO ONWARD CHAIN \*\*** and a peaceful retreat with a host of desirable features. The master bedroom boasts an en suite Shower for added privacy and convenience. A spacious lounge diner provides ample room for relaxation and entertaining, while the conservatory offers a bright and airy space to enjoy the garden views. The property also includes a garage, providing additional storage or parking space. With its secluded location and comfortable layout, this home is an ideal choice for those seeking tranquility and convenience.

- Cul de Sac Location
- No onward chain
- En Suite To Master Bedroom
- Conservatory
- Detached Garage
- EPC-C



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### HALLWAY



### LOUNGE/DINER

23'x11'3" (7.01m x 3.43m)



### KITCHEN

12'8" x 8'2" (3.86m x 2.49m)



### BEDROOM ONE

15'10" x 12'7" (4.83m x 3.84m)



### EN-SUITE

8'10" (2.69m)



## BEDROOM TWO

10'x9'10" (3.05m x 3.00m)



## OUTSIDE FRONT



## BATHROOM

7'7" x 6' (2.31m x 1.83m)



## OUTSIDE REAR



## CONSERVATORY

11'x9' (3.35m x 2.74m)



## Additional Information Clacton

Council Tax Band: D

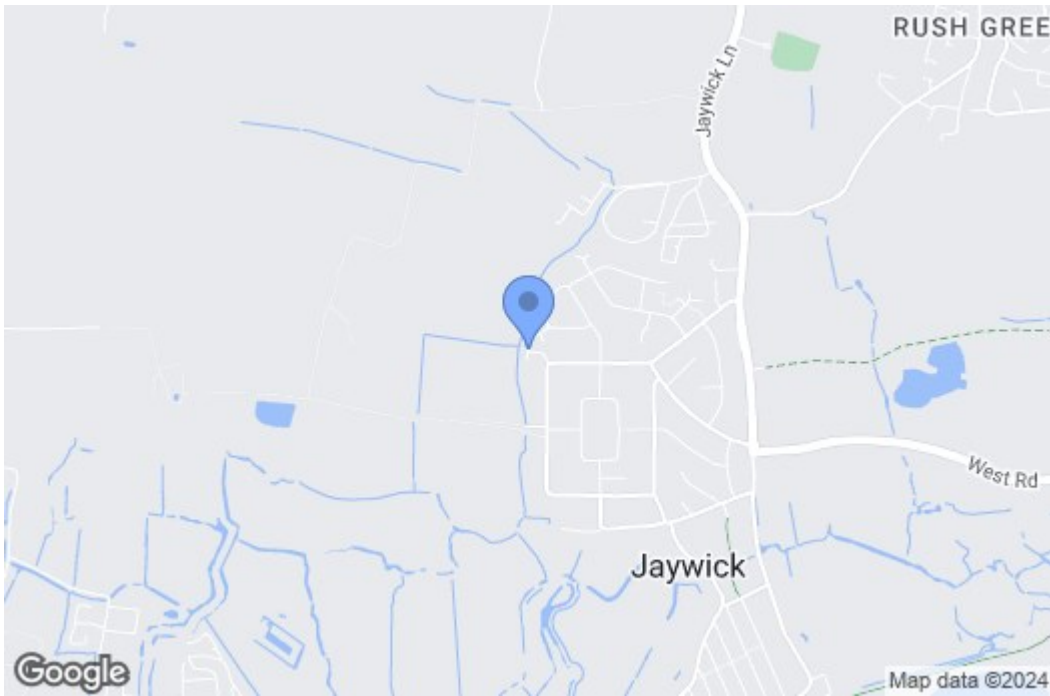
Heating: gas central

Seller's Position: No onward chain

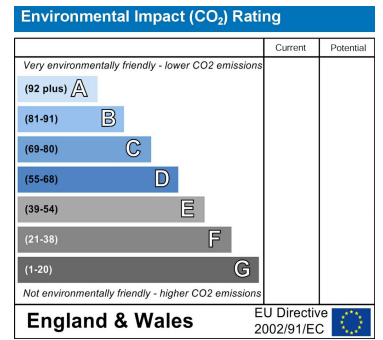
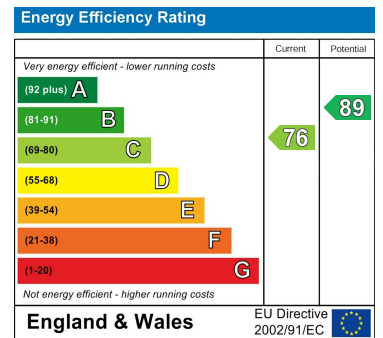
Garden Facing: West



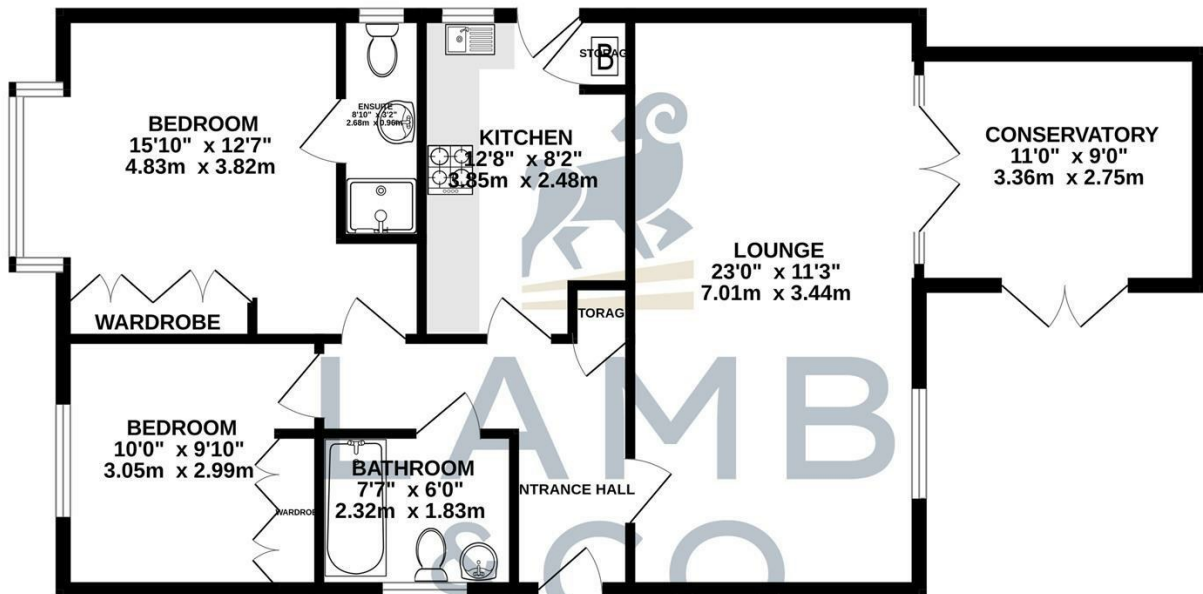
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 862 sq.ft. (80.0 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.  
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