

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

**Sheen's**  
The Action Agents



## Park Square West Clacton-On-Sea, CO15 2NT

This extended THREE BEDROOM SEMI-DETACHED HOUSE is located on the popular Western side of Clacton-on-Sea. Local shopping amenities and doctors surgery at Tudor Parade are positioned around quarter of a mile away with Clacton's town centre and mainline railway station within two miles.

- Three Bedrooms
- 16'7 x 12' max. Lounge
- 16' Kitchen/Diner
- 7'6 x 7'2 Utility Room
- First Floor Bathroom
- Gas Central Heating (n/t)
- Double Glazed Windows
- Off Street Parking
- Approx 95' Rear Garden
- EPC Rating D



**Price £235,000 Freehold**

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE PORCH

Part wood panelled walls. Multi panelled entrance door to;



### ENTRANCE HALLWAY

Stairflight to first floor. Radiator. Part wood panelled wall. Wood effect laminated flooring. Doors to;



### LOUNGE

16'7 x 12' max

Ornamental brick fireplace. Radiator. Two double glazed windows to front. Double glazed window to side.



### BEDROOM THREE

13' x 10'

Wood effect laminated flooring. Radiator. Double glazed window to side.



### UTILITY ROOM

7'2 x 6'6

Laminated work top with cupboards below. Space and plumbing for washing machine.

### KITCHEN/DINER

16' x 13' narrowing to 9'

'L' shaped Kitchen/Diner. Kitchen area; Fitted with a range of laminated fronted units with a wood veneer trim comprises laminated rolled edge work surfaces with cupboards and drawers storage space under. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob. Inset high level double electric oven (All appliances not tested). Radiator. Double glazed window to rear. Double glazed sliding patio doors to outside.



### FIRST FLOOR LANDING

Part wood panelled walls. Two built in storage cupboards. Door to store room. Doors to;



### BEDROOM ONE

12'9 x 10'8 to wardrobes

Built in wardrobes. Wood effect laminated flooring. Radiator. Double glazed window to front.



### BEDROOM TWO

11' x 8' max

Radiator. Double glazed window to side.



## BATHROOM

Three piece suite comprises panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Radiator. Double glazed window to rear.



## OUTSIDE - FRONT

Hard standing area providing off street parking. Remainder of garden is laid to lawn with flower and shrub borders. Partially enclosed by small brick wall and panelled fencing. Side pedestrian access to:



## OUTSIDE - REAR

Approximately 95' rear garden. Hard standing patio area. Remainder laid to lawn with an array of mature shrubs. Timber storage shed.



## REAR VIEW



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas):

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

### GS 0922

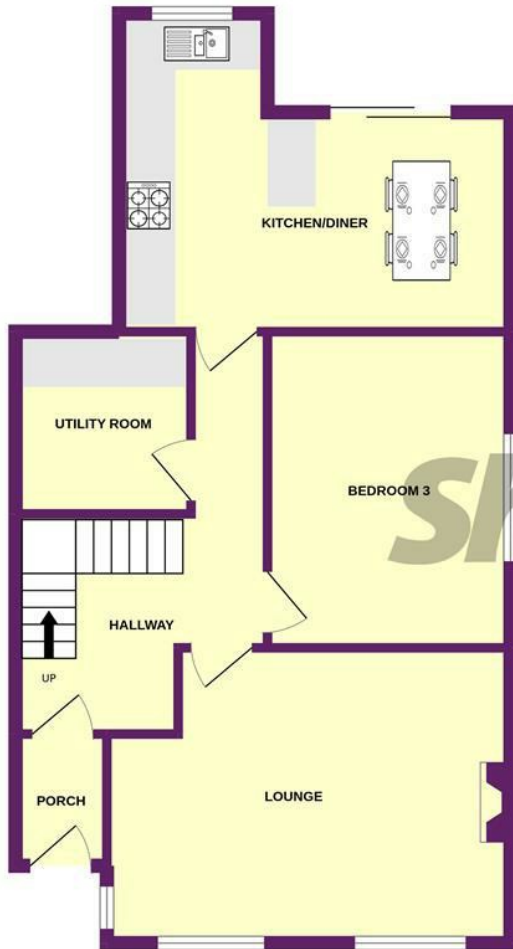
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

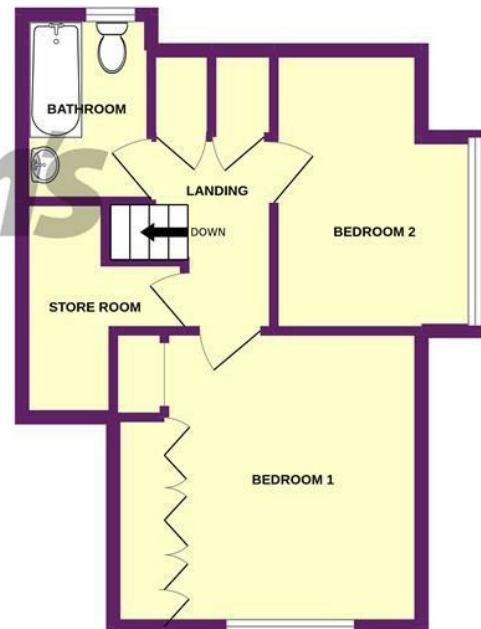
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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



GROUND FLOOR



1ST 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.  
Made with Metropix 62022

## 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

