



## Park Square East Clacton-On-Sea, CO15 2NN

Offered with No Onward Chain on the popular 'Tudor' development on the western side of Clacton-on-Sea is this THREE BEDROOM DETACHED CHALET BUNGALOW. Local shopping amenities at Tudor Parade are situated within quarter of a mile with Clacton's town centre and mainline railway station within two miles. An early inspection is advised to appreciate the accommodation and impressive 113' rear garden on offer.

- Three Bedrooms
- 18'6 x 10'11 max Lounge
- 16'11 max Kitchen/Diner
- 8'6 x 7'1 Utility Room
- Ground Floor Shower Room
- First Floor Bathroom
- 113' Rear Garden
- No Onward Chain
- Council Tax Band C
- EPC Rating C

**Price £259,500 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE PORCH

Double glazed windows to side. Poly carbonate roof. Double glazed door to rear garden. Part glazed wooden entrance door to Entrance hallway.

### ENTRANCE HALLWAY

Stair flight to first floor. Under stairs storage cupboard. Wood panel flooring. Radiator. Doors to:



### LOUNGE

18'6 x 10'11 into bay

Feature electric fireplace (not tested). Wood effect panel flooring. Radiator. Double glazed bay window to front.





## ALTERNATE VIEW OF LOUNGE



## KITCHEN/DINER

16'11 x 9'7 nar 7'5

Fitted with a range of laminate panel fronted units. Comprises wood effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer ceramic sink unit with mixer tap. Cooker space. Space and plumbing for dishwasher. Concealed wall mounted gas boiler (not tested). Radiator. Wood effect panel flooring. Double glazed window to side. Double glazed double doors to rear garden.



KITCHEN AREA VIEW



DINING AREA VIEW



## UTILITY ROOM

8'6 x 7'2

Work surfaces with cupboard below. Space and plumbing for washing machine and tumble dryer. Radiator. Double glazed window and door to rear garden.



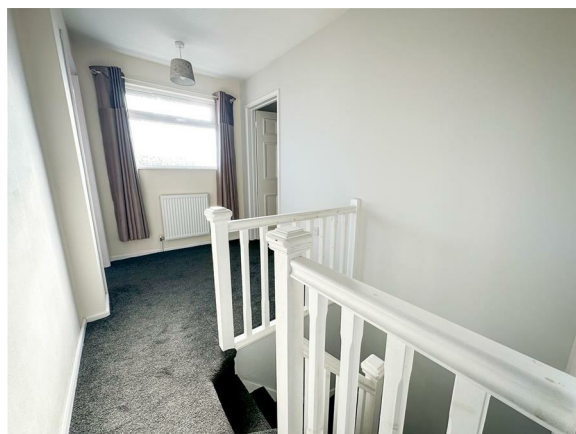
## GROUND FLOOR SHOWER ROOM

Fitted with a modern three piece white suite. Comprises corner shower cubicle. Low level W.C. Vanity wash hand basin with cupboards below. Chrome effect heated towel rail. Double glazed window to side.



### FIRST FLOOR LANDING

Double glazed window to side. Radiator. Doors to:



### BEDROOM ONE

17'7 x 11'4

Part sloping ceiling. Radiator. Two double glazed windows to sides. Double glazed window to front.



### BEDROOM TWO

10'11 x 8'6 max

Part sloping ceiling. Radiator. Double glazed windows to sides and rear.





### BEDROOM THREE

9'9 x 8'8

Part sloping ceiling. Radiator. Double glazed windows to sides and rear.



### FAMILY BATHROOM

Fitted with a modern three piece white suite. Comprises panel bath with mixer tap. Pedestal wash hand basin. Low level W.C. Chrome effect heated towel rail. Double glazed window to side.



### OUTSIDE - FRONT

Hard standing driveway providing off street parking. Front garden laid to lawn. Enclosed by small brick wall. Wooden gate giving pedestrian access to rear garden.



## OUTSIDE - REAR

Approx 113<sup>1</sup> rear garden. Mainly laid to lawn. Paved patio area. Three timber storage sheds. Enclosed by panel fencing.



## ALTERNATE VIEW OF GARDEN





### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

### JE 0223

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.

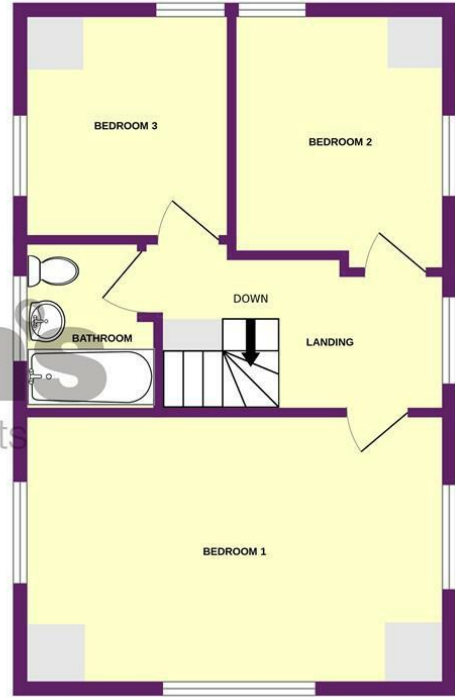
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have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



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.  
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## Selling properties... not promises

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