

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Park Square East West Clacton, CO15 2NL

Being offered with NO ONWARD CHAIN, Sheen's Estate Agents are delighted in bringing to market this MODERN, TWO BEDROOM DETACHED BUNGALOW. The bungalow is located on the popular Tudor development, with local shopping amenities at Tudor Parade located within a quarter of a mile, and Clacton-on-Sea's town centre and mainline railway station approximately two miles away.

- Two Bedrooms
- Large Lounge
- Garden Room
- New Kitchen
- New Bathroom
- Secluded Lanscaped Rear Garden
- Off Road Parking
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



Price £260,000 Freehold

Park Square East, West Clacton, CO15 2NL

Accommodation comprises with approximate room sizes:-

Obscured newly installed sealed unit double glazed door leading to:

ENTRANCE HALLWAY

Loft access. Two built in storage cupboards. Radiator. Doors to:



BEDROOM ONE

11'7 x 9'10

Radiator. Sealed unit double glazed window to front.



BEDROOM TWO

9'8 x 7'4

Radiator. Sealed unit double glazed window to front.



BATHROOM

Modern suite comprises of low level WC. Vanity hand wash basin with high gloss storage cupboards under. Enclosed panel bath with separate shower attachment. Tile splash backs. Mosaic vinyl flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



KITCHEN/BREAKFAST ROOM

10'3 x 9'2

Fitted with a range of matching white fronted units. Wooden hard edge work surfaces. Inset one and a half bowl ceramic bowl, sink and drainer unit. Inset four ring electric induction hob with electric oven under. Fitted extractor hood. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Enclosed combination boiler providing heating and hot water throughout. Wooden splash tile effect vinyl flooring. Spotlights. Full length featured radiator. Sealed unit double glazed windows to side and rear aspect. Obscured sealed unit double glazed door leading to rear garden.



LOUNGE

15'10 x 9'7

Radiator. Feature fire surround. Sealed unit double glazed sliding patio doors leading to:



SUN ROOM

11'2" x 5'9"

Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door leading to:



OUTSIDE - REAR

Part paved area. Remainder laid to lawn. Lawn stocked with an array of trees and shrubs. Shed to remain. Access to front via side gate. Enclosed by panelled fencing.



OUTSIDE - FRONT

Driveway laid to shingle providing off street parking for two vehicles. Enclosed by low brick wall.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

JD/04.24

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 on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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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