



Greenlawns, St. Osyth Road East Little Clacton, CO16 9RP

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM DOUBLE UNIT PARK HOME being offered with NO ONWARD CHAIN. Located in the delightful village of Little Clacton and situated in a peaceful park home community. Greenlawns offers a tranquil lifestyle with the convenience of parking for one vehicle right at your doorstep. The property is conveniently located within half a mile of local shopping amenities and within three miles of Clacton-on-Sea's Town Centre, Seafront and Mainline Railway Station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'5 x 14' Lounge
- 15'3 x 8'5 Kitchen
- White Bathroom Suite
- No Onward Chain
- LPG Gas Central Heating (n/t)
- Brick Built Shed
- Allocated Parking Space
- Private Rear Garden
- Council Tax Band A



Open To Offers £145,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

ENTRANCE HALL

Radiator. Storage cupboard. Doors to;



KITCHEN

15'3 x 8'5

Fitted kitchen suite comprising; 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 (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Integrated fridge and freezer. Integrated washing machine. Radiator. Double glazed windows to front and rear. Open access to;



LOUNGE

15'5 x 14'

Inset electric feature fireplace with wooden fire surround (not tested). UPVC double glazed door leading to outside front. Radiator. Double glazed windows to front and side.



BEDROOM ONE

13'4 x 9'4

Built in wardrobes. Radiator. Double glazed window to front.



BEDROOM TWO

11' x 5'2

Built in wardrobe. Radiator. Double glazed window to rear.



BATHROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin with stainless steel mixer tap. Panelled bath with stainless steel mixer tap. Part tiled. Radiator, Double glazed window to rear.



OUTSIDE - FRONT

One allocated parking space. lawned garden surrounding the property. Patio paved path with raised steps leading to front side entrance.



OUTSIDE - REAR

Patio paved. Enclosed by panelled fencing. Side pedestrian access to front via both sides of property. Door leading to brick built storage shed.



Material Information (Park Home)

Monthly ground rent/site fee amount (£): £295.04pcm

Ground rent review period: Yearly

Age Restriction: 50 years + Pets: 2 maximum Council Tax Band: A

Services Connected:

(Gas); LPG Gas (Electricity): Yes (Water): Yes (Sewerage Type): Mains drainage (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is sold, 10% of the agreed sale price is due to be paid to the site owner. This is undertaken at the point of completion where the buyer will pay 90% of the agreed sale price to the seller, with the remaining 10% to be paid to the Site owners within 7 Days.

BA 0424

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.

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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