



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

Sheen's are pleased to offer for sale this **TWO DOUBLE BEDROOM DETACHED BUNGALOW**. The property is located on the Tudor development on the Western side of Clacton-on-Sea and is within two mile of Clacton town centre, seafront and mainline railway station.

- Two Double Bedrooms
- 13'10 Lounge
- 11'7 Kitchen
- Gas Central Heated (n/t)
- Double Glazed Windows
- Garage and Off Street Parking
- Landed and additional Courtyard Garden
- Council Tax Band C
- EPC Rating D



**Price £230,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE HALL

Two radiators. Loft access. Storage cupboard housing wall mounted gas boiler (not tested). Doors to;

### LOUNGE

13'10 x 12'5

Double glazed window to front. Two double glazed half circle/arched windows to rear. Double glazed patio doors to side giving access to garden. Radiator.



### KITCHEN

11'7 x 9'

Comprising rolled edge laminated work surfaces with inset stainless steel single drainer sink unit. Inset four ring electric hob. Built in dishwasher and double oven (all appliances not tested). Plumbing and space for washing machine and fridge freezer. Selection of white cupboard and drawers at both eye and floor level. Radiator. Double glazed window to rear. Double glazed door to rear.



### BEDROOM ONE

12'5 x 10'

Double glazed window to front. Radiator.



## BEDROOM TWO

12'4 x 10'6

Double glazed window to front and rear. Radiator.



## WETROOM

Suite comprising of a low level W.C, wall mounted hand wash basin, wall mounted electric shower (not tested). Fully tiled walls. Radiator. Double glazed window to rear.



## GARDEN

Enclosed by panel fencing and being laid to lawn. Gate giving access to the rear of the property.



## SIDE GARDEN

Courtyard style garden enclosed by panel fencing. Hard standing area. Gate giving access to front.

## OUTSIDE - FRONT

Driveway providing off street parking leading to garage with up and over door. Block paved area providing further off street parking. Remainder being laid to lawn and shrubs.



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Mains (Water): Mains (Sewerage Type): Mains

Mobile Signal: Likely

Broadband: Ultrafast up to 1800mb

Non-Standard Property Features To Note:

## LE 0525

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.

## Money Laundering

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.

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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## 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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**Sheen's**  
The Action Agents