



Alton Park Road Clacton-On-Sea, CO15 1EB

Located in this established non-estate location in the coastal town of Clacton-on-Sea is this **THREE BEDROOM DETACHED BUNGALOW**. Clacton's town centre, sea front and mainline railway station are located within three quarters of a mile. An early internal inspection is recommended to appreciate the accommodation on offer.

- **Three Bedrooms**
- **20'4 x 10'5 Lounge/Diner**
- **8'7 x 8'5 Kitchen**
- **10'1 x 7'5 Sun Lounge/Utility**
- **Bathroom & Separate W.C.**
- **Gas Central Heating (n/t)**
- **Approx 60' Rear Garden**
- **Parking To Rear**
- **Council Tax Band B**
- **EPC Rating D**



Offers In Excess Of £250,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Exposed wooden flooring. Radiator. Loft access. Doors to:



BEDROOM ONE

12'2 into bay x 10'5

Radiator. Double glazed bay window to front.



BEDROOM TWO

10'2 x 7'11

Radiator. Double glazed window to rear.



BEDROOM THREE

10'5 x 7'9

Radiator. Secondary double glazed window to side.



BATHROOM

Panel bath with mixer tap and shower attachment. Radiator. Part tiled walls. Double glazed window to rear.



SEPARATE W.C

Part tiled walls. Single glazed window to rear.



KITCHEN

8'7 x 8'5 max

Fitted with a range of gloss fronted laminate units. Laminated rolled edge work surfaces with storage below. Inset single drainer stainless steel sink unit. Cooker space. Built in larder cupboard. Tiled splash backs. Double glazed window and door to side. Single glazed window and door to Sun Lounge/Utility. Door to Lounge/Diner.



ALTERNATE VIEW OF KITCHEN



LOUNGE/DINER

20'4 x 10'5

Two Radiators. Double glazed double doors and windows to front. Two double glazed windows to side.



ALTERNATE VIEW OF LOUNGE/DINER



SUN LOUNGE/UTILITY ROOM

10'1 x 7'5

Laminated work surfaces with cupboards below. Space and plumbing for washing machine and dryer. Part brick built with double glazed windows to sides and rear. Double glazed door to rear garden. Wall mounted gas boiler (not tested).



OUTSIDE - FRONT

Front garden enclosed by small panel fencing and pedestrian gate. Mainly laid to lawn with borders, The property is situated on a corner plot position and has side double access gates from Estuary Crescent which gives access to rear garden and hardstanding area which can provide off street parking.



OUTSIDE - REAR

Approx. 60' rear garden. Mainly laid to lawn with array of flower and shrub borders. Hardstanding patio area. Enclosed by panel fencing.



ALTERNATE VIEW OF GARDEN



PARKING AREA TO REAR

Hard standing portion of garden with side access gates providing off street parking (currently there is a shed on this hardstanding area which would need to be moved)

Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

JE 0823

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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

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