



BLAKE &  
THICKBROOM



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

Clacton-on-sea

**£240,000**

Offered with no onward chain, this two-bedroom detached bungalow on Park Square East presents a wonderful opportunity to acquire a home within the sought-after Tudor Development, benefiting from easy access to local amenities and bus routes. A video tour is available to provide a comprehensive insight into the accommodation.

The inviting entrance hall leads to a well-proportioned lounge, providing a comfortable space for relaxation. The kitchen offers practical functionality, while two good-sized bedrooms assure restful living. A separate W/C and a shower room complete the internal layout.

Externally, the property boasts a generous rear garden, approximately 95ft in length, offering ample space for outdoor enjoyment and potential landscaping. Further benefits include double glazing, gas central heating, a single garage, and allocated parking.

**Entrance Hall** - 4.11m x 2.54m (13'6" x 8'4")

**Bedroom One** - 4.09m x 3.17m (13'5" x 10'5")

**Bedroom Two** - 3.3m x 2.59m (10'10" x 8'6")

**W/C** - 1.65m x 0.81m (5'4" x 2'8")

**Shower Room** - 1.65m x 1.63m (5'5" x 5'4")

**Lounge** - 4.52m x 3.17m (14'10" x 10'5")

**Kitchen** - 3.91m x 2.59m (12'10" x 8'6")

**Garage** - 4.78m x 2.41m (15'8" x 7'11")

**Garden** - Measuring approximately 95ft

Material information for this property

Tenure is Freehold

Council Tax Band: C. EPC: TBC

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and Broadband coverage: Yes

Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: No

Non standard property features to note: Yes, the property has a shared driveway.

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/buyers via a

**Property Type:** Detached Bungalow

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

- No Onward Chain
- Sole Agents
- Video Tour Available
- Two Bedrooms
- Lounge 14'10" x 10'5"
- Kitchen 12'10" x 8'6"
- Garage 15'8" x 7'11"
- Approximately 95ft Rear Garden
- Double Glazed
- Gas Central Heating





GROUND FLOOR



PARK SQUARE EAST, CLACTON-ON-SEA, ESSEX, CO15 2NN

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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