

For Sale

Guide Price **£230,000** Freehold



Upper Park Road CLACTON-ON-SEA CO15 1HU

NO ONWARD CHAIN

A well located three bedroom home with two reception rooms, parking and a generous garden — ideal for families or first-time buyers.

- Energy Rating: D
- CLOSE TO AMENITIES & SEAFRONT
- TWO RECEPTION ROOMS
- SPACIOUS LOUNGE
- OFF ROAD PARKING

Property Details

Porch

Entrance Hall

Living Room 12' x 12' 8" (3.66m x 3.86m)

Dining Room 10' 6" x 14' 9" (3.20m x 4.50m)

Kitchen

Lean To

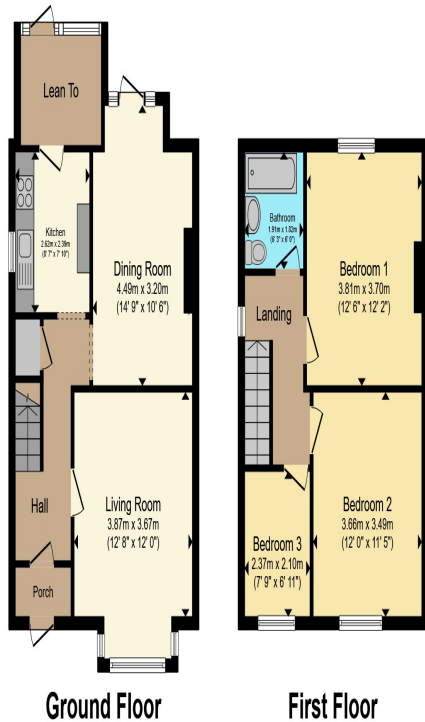
First Floor

Bedroom Three 6' 11" x 7' 9" (2.11m x 2.36m)

Bedroom Two 11' 5" x 12' (3.48m x 3.66m)

Bathroom

Bedroom One 12' 2" x 12' 6" (3.71m x 3.81m)



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Property Ref: CCH308752 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: C

Total floor area 94.1 m² (1,013 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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