



PARK ROAD, CLACTON-ON-SEA, CO15 1HQ

PRICE £325,000

Spacious four-bedroom semi-detached family home situated in Clacton-on-Sea, offering bright and versatile accommodation throughout. The property features a welcoming lounge/diner, well-proportioned bedrooms, and ample living space ideal for family life. Outside boasts a generous rear garden, perfect for entertaining, children, or further landscaping potential, along with off-road parking.

- Four Bedrooms
- Lounge/Diner
- Generous Garden
- Utility Room
- Garage & Off Road Parking
- EPC - TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE/DINING ROOM

27'00" 12'2" (8.23m 3.71m)



KITCHEN

15'4" 11'00" (4.67m 3.35m)



UTILITY ROOM

7'00" 5'00" (2.13m 1.52m)

BEDROOM FOUR

13'00" 7'00" (3.96m 2.13m)



BEDROOM THREE

15'4" 6'6" (4.67m 1.98m)



BEDROOM TWO

12'00" 8'00" (3.66m 2.44m)



BEDROOM ONE

12'8" 9'6" (3.86m 2.90m)



BATHROOM

8'5" 6'00" (2.57m 1.83m)



OUTSIDE



OUTSIDE REAR



Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

Council Tax Band: B

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

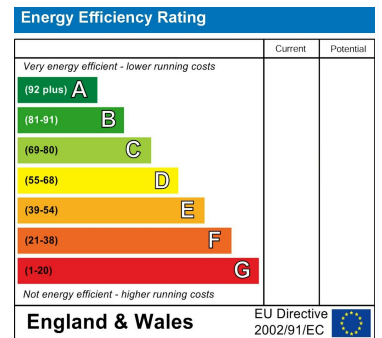
Seller's Position: Needs To Find

Garden Facing: West

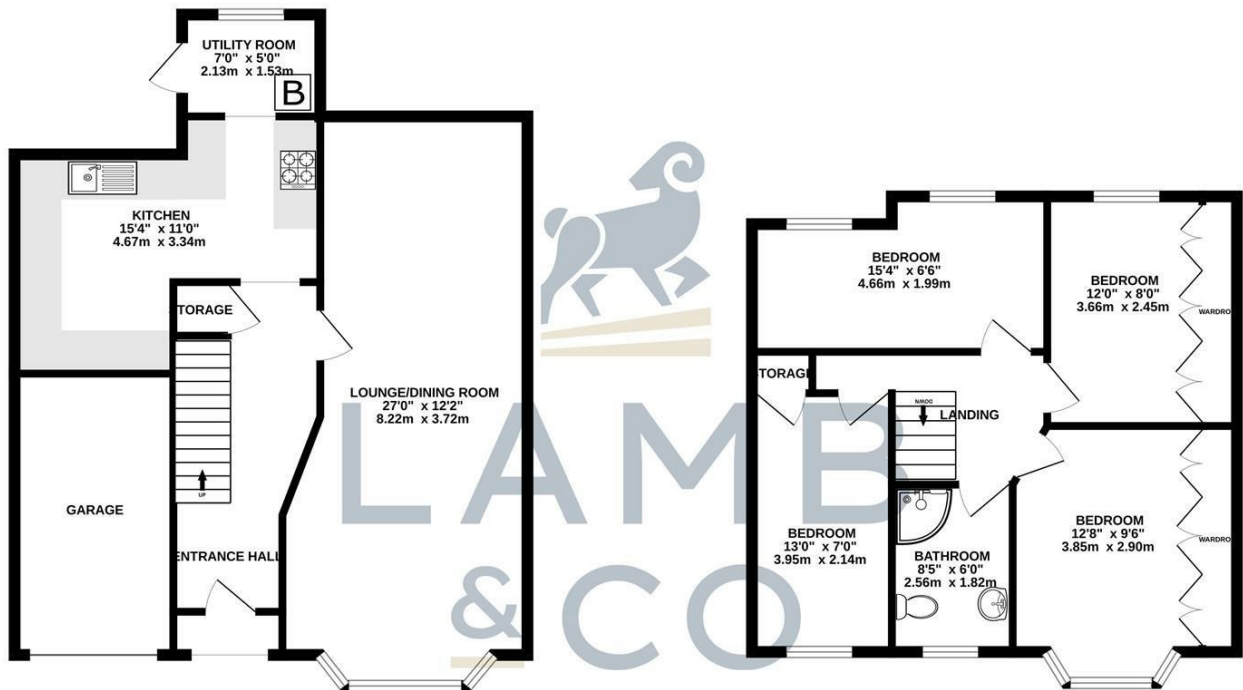
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1278 sq.ft. (118.7 sq.m.) approx.

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.
Made with Metropix ©2026

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.