



Alton Park Road Clacton-on-Sea, CO15 1ED

Located on the outskirts of Clacton-on-Sea's town, Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM END TERRACED HOUSE. The house benefits from being offered with NO ONWARD CHAIN. The house is positioned a mere 600 metres from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. The property is situated within 0.6 miles from Clacton-on-Sea's regenerated beaches and seafront. An internal inspection is advised to appreciate the accommodation on offer.

- Two Bedrooms
- Lounge/Kitchen 20'11 x 12'11
- Fitted Kitchen Suite
- Conservatory 12'11 x 9'4
- Modern Shower Room
- Gas Central Heating (n/t)
- Approx 30' Garden
- No Onward Chain
- Council Tax Band A
- EPC Rating D



Price £190,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to:

PORCH

Double glazed window to side. Door to:



LOUNGE/KITCHEN

20'11 x 12'11

Stair flight to first floor. Under stair storage cupboard. Two radiators. Door to conservatory. Double glazed window to front. Single glazed window to rear. Fitted kitchen suite comprising: White square edge work surfaces with a range of white cupboards below. Inset four ring gas hob with extractor hood above. Inset oven. Inset ceramic one and a half bowl drainer sink unit with stainless steel mixer tap (all appliances not tested). Space for dishwasher. Marble effect splashbacks.



CONSERVATORY

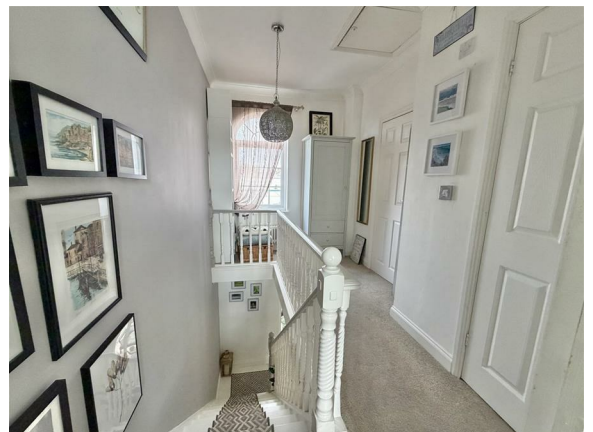
12'11 max x 9'4

Double glazed window to rear. Double glazed double doors to garden. Space and plumbing for washing machine. Space for dryer. Radiator.



LANDING

Double glazed window to rear. Radiator. Loft access. Door to:



BEDROOM ONE

12'11 x 8'3

Radiator. Double glazed window to front.



BEDROOM TWO

7'3 x 5'4

Radiator. Double glazed window to rear.



SHOWER ROOM

6'7 x 4'7

Modern three piece suite comprising: Low level W.C. Vanity wash hand sink basin with shelves below. Step in double shower cubical with ceiling shower fitted (not tested). Heated towel rail. Partly tiled floor. Built in storage cupboard.



OUTSIDE REAR

Majority paved patio area with remainder being artificial grass. Built up wooden storage shed. Enclosed by panel fencing. Side access to front.



OUTSIDE FRONT

Paved patio pathway to front entrance. Enclosed by brick fencing.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band; A Payable 2026/2027 £1483.98 Per Annum

Any Additional Property Charges: No

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

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

JB 10/26

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 via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

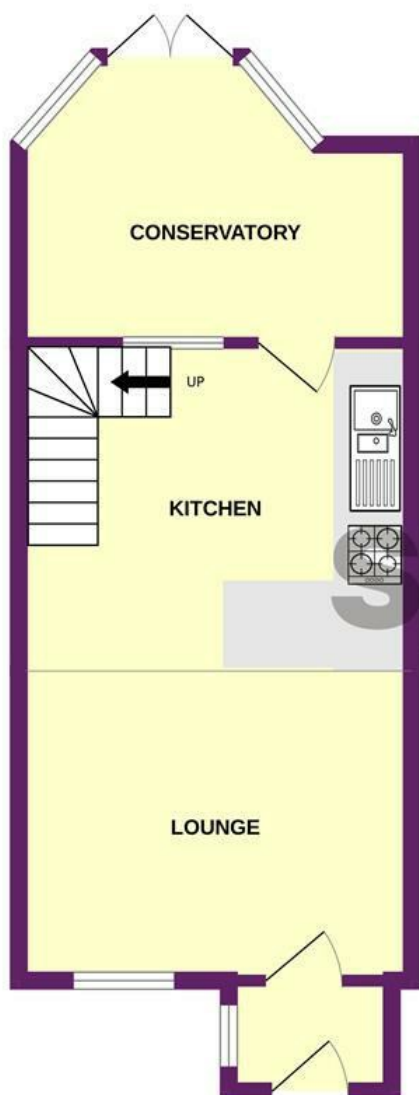
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

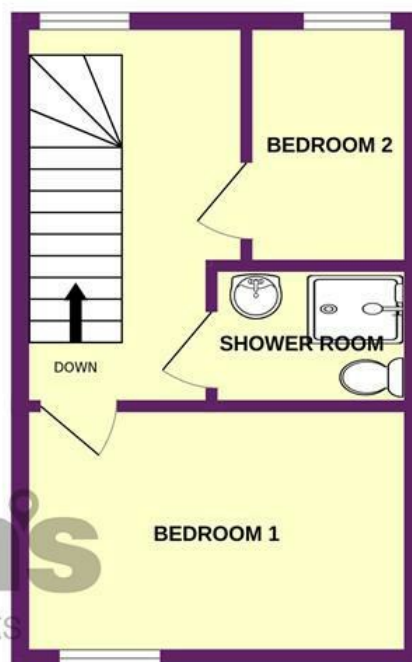
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



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TOTAL FLOOR AREA : 662 sq.ft. (61.5 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.
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Selling properties... not promises

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