



Parr Close Clacton-on-Sea, CO15 2NY

Offered with No Onward Chain on the sought after Tudor development on the western side of Clacton-on-Sea, Sheens Estate Agents are pleased to offer for sale this **THREE BEDROOM DETACHED BUNGALOW**. The property benefits from a double glazed **CONSERVATORY** from the lounge and an **EN-SUITE SHOWER ROOM** from the **MASTER BEDROOM**. Clacton-on-Sea's town centre and mainline railway station are positioned around two miles away with local shopping amenities at Tudor Parade within half a mile. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **13'8 x 12'2 Lounge**
- **10'5 x 10'2 Kitchen**
- **11'3 x 9'3 Conservatory**
- **En-Suite Shower Room**
- **Three Piece Shower Room**
- **Fully Double Glazed**
- **Detached Garage & Off Street Parking**
- **No Onward Chain**
- **EPC Rating C**



Price £320,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

ENTRANCE HALL

Loft access. Storage cupboard. Radiator, Door to;



LOUNGE

13'8 x 12'2

Inset electric feature fireplace (not tested) with fire surround. Radiator. Double glazed windows to rear. UPVC double glazed French doors leading to Conservatory.



CONSERVATORY

11'3 x 9'3

Radiator. Fully double glazed to sides and rear. UPVC double glazed door leading to rear garden.



KITCHEN

10'5 x 10'2

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring gas hob with extractor hood above (not tested). Integrated oven. Selection of matching wall units with cupboards and drawers at both eye and floor level. Part tiled. Storage cupboard housing gas combination boiler (not tested). Breakfast bar. Radiator. Double glazed windows to rear. UPVC double glazed door leading to rear garden.



BEDROOM ONE

13'9 x 11'3

Built in wardrobes. Radiator. Double glazed window to front. Door to;



EN-SUITE SHOWER ROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Step-in shower cubicle with wall mounted shower attachment above. Fully tiled. Heated towel rail. Double glazed window to side.



BEDROOM TWO

12'2 x 9'3

Built in wardrobes. Radiator. Double glazed window to front.



BEDROOM THREE

13'10 x 9'2

Radiator. Double glazed window to rear.



SHOWER ROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step-in shower cubicle with wall mounted shower-head attachment above. Majority tiled. Heated towel rail. Double glazed window to side.



OUTSIDE - FRONT

Hard standing area providing off street parking. Access to Garage. Remainder laid to lawn. Side pedestrian access leading to rear.



GARAGE

Up and over door. Courtesy door giving access to rear garden.

OUTSIDE - REAR

Patio paved area. Remainder being laid to lawn. Enclosed by panelled fencing. Field views. Side pedestrian access to front.



BA 0425

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains Drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: N/A

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



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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