

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Park Square West Clacton-On-Sea, CO15 2NS

Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED CHALET BUNGALOW located on the Western side of Clacton-on-Sea and in the popular Tudor Development. The property benefits from an INTEGRAL GARAGE which could be used as a FOURTH BEDROOM or STUDY. Local shopping amenities and doctors surgery at Tudor Parade are positioned around a quarter of a mile away with Clacton-on-Sea's town centre and mainline railway station within two miles. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **12'7 x 12' Lounge**
- **12'7 x 7'6 Kitchen**
- **20'1 x 10'6 Dining Room**
- **Ground Floor & First Floor Bathroom**
- **Integral Garage / Study**
- **Gas Central Heating (n/t)**
- **Approximately 120' Rear Garden**
- **No Onward Chain**
- **EPC Rating TBC**



Price £250,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Wooden glazed entrance door to;

ENTRANCE HALL

Stairflight to first floor. Radiator. Doors to;

LOUNGE

12'7 x 12'

Radiator. Glazed windows to side. Open access to;



DINING ROOM

20'1 x 10'6

Two radiators. Double glazed windows to rear. UPVC double glazed French doors leading to rear garden.



KITCHEN

12'7 x 7'6

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with stainless steel mixer tap. Selection of matching white gloss fronted wall units with cupboards and drawers at both eye and floor level. Fitted waste disposal unit. Space for gas cooker with extractor hood above (not tested). Space for fridge and freezer. Space and plumbing for dishwasher. Glazed window to side.



UTILITY ROOM

5'6 x 4'2

Wall mounted ceramic sink. Wall mounted cupboard. Space and plumbing for washing machine. Wall mounted gas combination boiler (not tested). Double glazed window to side.



GROUND FLOOR W.C

Comprising; Low level W.C. Glazed window to side.



GROUND FLOOR BATHROOM

Five piece white suite comprising; Low level W.C. Vanity hand wash sink basin. Step-in shower cubicle with wall mounted electric shower and shower-head attachment above (not tested). Panelled bath. Bidet. Part tiled. Heated towel rail. Double glazed window to side.



BEDROOM ONE

15'2 into bay x 9'

Fitted wardrobes and drawers. Radiator. Double glazed bay window to front.



BEDROOM FOUR / OFFICE

17'1 x 7'7

Currently being used as a fourth bedroom or office that can easily be converted back as an integral garage with electric garage roller door to front (not tested). Glazed window to side. Double glazed window to front. UPVC double glazed door leading to front.



FIRST FLOOR LANDING

Door to;



BEDROOM TWO

13'1 x 12'

Storage in eaves. Radiator. Double glazed window to rear.



BEDROOM THREE

13'1 x 8'1

Storage in eaves. Radiator. Double glazed window to front.



FIRST FLOOR SHOWER ROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Step-in shower cubicle with wall mounted shower head attachment above. Part tiled. Wall mounted electric towel rail (not tested).



OUTSIDE FRONT

Hard standing area providing off street parking for multiple vehicles with access to garage via motorised roller door (not tested). Side pedestrian access leading to outside rear and front entrance;



OUTSIDE REAR

Approximately 120'. Raised decked area with remainder being laid to lawn. Two wooden storage sheds. Pedestrian access to both sides of property leading to front. Enclosed by panelled fencing.



ALTERNATIVE VIEW OF OUTSIDE REAR



AGENTS NOTES

The photovoltaic electricity generating solar panels on the roof are owned outright and not leased, with feed-in tariff arrangements. There are also additional thermal hot water generating panels on the flat roof of the extension.

BA 11/23

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: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

Particular Disclaimer

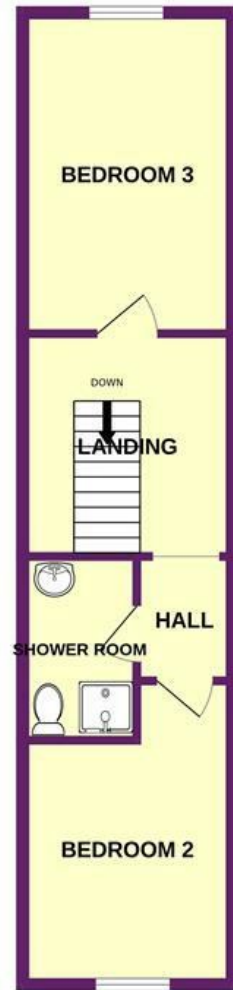
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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



GROUND FLOOR



1ST FLOOR



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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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