

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



## Park Cottages, Colchester Road St. Osyth, CO16 8HB

Sheen's Estate Agents are pleased to offer this TWO BEDROOM MID-TERRACE HOUSE. This property benefits from being located approximately one quarter of a mile of local shopping amenities in St. Osyth's village and approximately four and half miles from Clacton's town centre, sea front and mainline railway station. A viewing is highly advised to appreciate the accommodation this property has to offer.

- Two Bedrooms
- 11'2 x 11'1 Lounge
- 16'0 x 11'1 Kitchen/Diner
- 9'1 x 9'1 To Wardrobe - Bedroom One
- Oil Central Heating (n/t)
- Fully Double Glazed
- Modern Shower Room
- Close To Amenities
- Council Tax Band B
- EPC Rating D



**Price £220,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE

11'2 x 11'1

Double glazed window to front. Stairs leading to first floor. Open access to kitchen/diner.



## KITCHEN

16'0 x 11'1

Fitted with a range of wall mounted white panelled fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Integrated fridge/freezer. Integrated cooker with four ring hob above with extractor fan above (not tested). Inset ceramic sink with mixer tap. Space and plumbing for dishwasher. Wall mounted boiler by oil (not tested). Door to outside rear.



## DINING AREA

11'1 x 8'2

Open access to kitchen.



## BEDROOM ONE

9'1 x 9'1 to wardrobe

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





## BEDROOM TWO

11'5 x 6'7

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



## SHOWER ROOM

Low level W.C. Vanity hand was basin. Shower cubicle with wall mounted shower attachment (not tested). Heated towel rail (not tested). Double glazed window to rear.



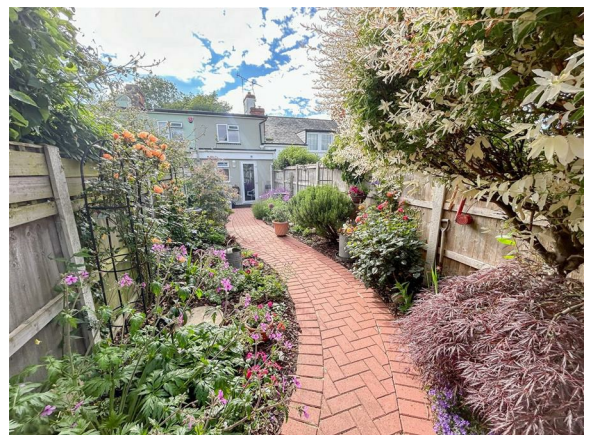
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### OUTSIDE REAR

Patio paved area with a border of flower and shrubs. Enclosed by panelled fencing. Oil tank for oil heating (not tested).



### OUTSIDE FRONT



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

### EH 06/25

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.

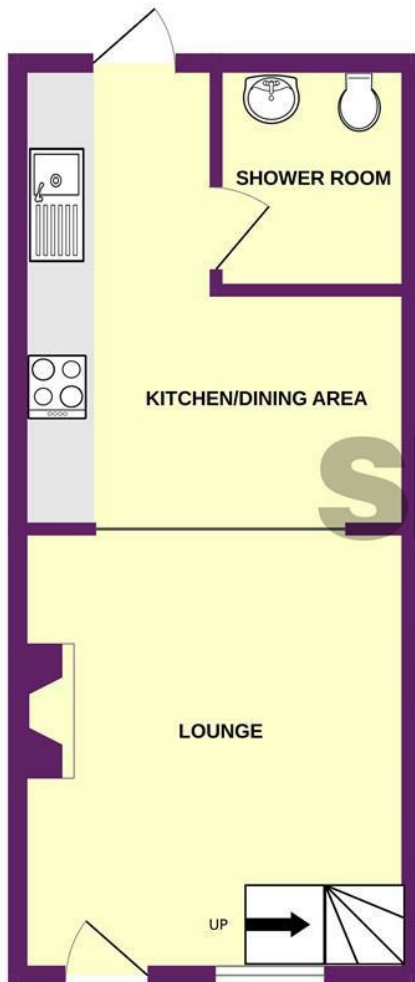
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients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

### Particular Disclaimer

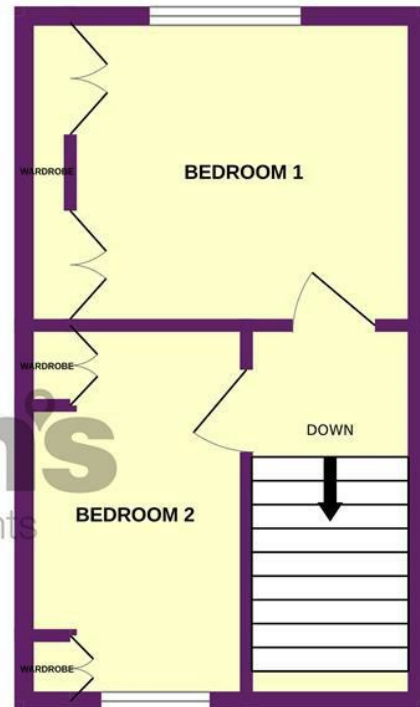
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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



GROUND FLOOR



1ST FLOOR



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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