

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



## Park Square East Clacton-on-sea, CO15 2NL

Offered with No Onward Chain on the popular Tudor Development on the western side of Clacton-on-Sea is this TWO/THREE BEDROOM DETACHED CHALET style property. Local shopping amenities at Tudor Parade are within quarter of a mile with Clacton's town centre and mainline railway station around 2 miles away. The property is offered in clean and today decorative order throughout and an early internal inspection is strongly advised to appreciate the accommodation and 85' south facing garden on offer.

- Two First Floor Double Bedrooms
- 12'5 Bedroom 3/Dining Room
- 12'5 x 11'1 max Lounge
- 8'9 x 7'4 Fitted Kitchen
- Double Glazed Windows
- Gas Central Heating (n/t)
- Approx 85' Rear Garden
- Off Street Parking
- No Onward Chain
- EPC Rating E & Council Tax C



**Price £235,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Cupboard stored porch with exposed brick and bream with quarry tiled flooring leading to hard Wood entrance door leading to:

#### ENTRANCE HALL

Double glazed window to side. Radiator. Stairflight to first floor. Built in under stairs storage cupboard. Doors to:



**LOUNGE**

12'5 x 11'2

Double glazed window to side. Double glazed sliding patio doors to rear garden. Radiator.



## KITCHEN

8'9" x 7'4"

Fitted with a range of white gloss laminate fronted units comprises granite effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Plumbing and space for washing machine. Cooker space. Tiled splashbacks. Wall mounted gas combination boiler serving hot water to all central heating systems (not tested). Wood effect flooring. Double glazed window to rear overlooking garden. Double glazed door to side.



## DINING ROOM/ BEDROOM THREE

12'5 x 10'

Radiator. Leaded light effect windows to front and side.



### GROUND FLOOR BATHROOM

Fitted with a three piece white suite comprising of Low level W.C. Pedestal wash hand basin. Panelled bath. Heated towel rail. Wood effect flooring. Fully tiled walls. Double glazed window to side.



### FIRST FLOOR LANDING

Radiator. Double glazed window to side. Built in double storage cupboard. Doors to:



### BEDROOM ONE

13'1 x 12'5

Radiator. Part sloping ceilings. Double glazed window to rear.



## BEDROOM TWO

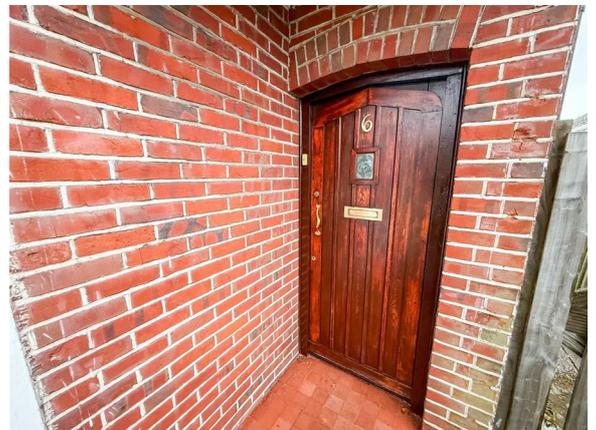
12'5 x 10'6

Radiator. Part sloping ceilings. Leaded light effect double glazed window to front.



## OUTSIDE - FRONT

Hard standing driveway providing off street parking. Remainder of front garden is laid to lawn. Enclosed by a small brick wall. Gate giving side pedestrian access to either side of property leading to outside rear garden.



## OUTSIDE - REAR

Approximately 85' south facing rear garden which is mainly laid to lawn with an array of mature shrubs and trees. Enclosed by panelled fencing.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2025/2026 £1899.92 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (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

## JE 10/25

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](http://www.sheens.co.uk).

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## 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

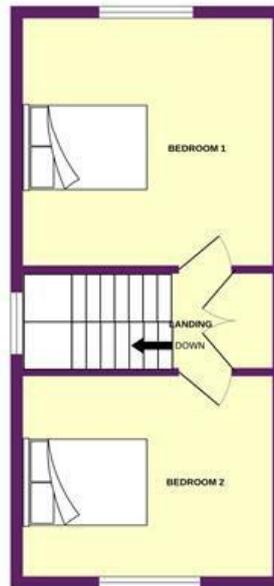
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



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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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