



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

GUIDE PRICE £160,000-£165,000

Located on the outskirts of Clacton-on-Sea's town centre, Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM MID-TERRACED HOUSE. The house benefits from being offered with NO ONWARD CHAIN. The house is situated a mere 700 metres from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street with the beach and sea front within 1km. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 12'11 x 10'2 Lounge
- 12'11 x 10'2 Kitchen
- 13'2 x 6'4 Lean To
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Majority Double Glazed
- Courtyard Style Rear Garden
- Council Tax Band A
- EPC Rating D



Guide Price £160,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

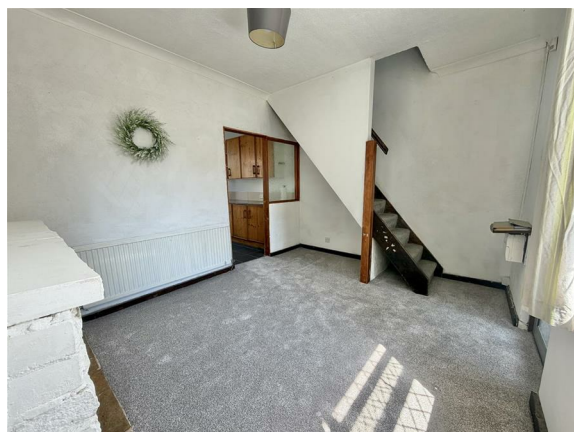
ENTRANCE PORCH

Double glazed windows to side and front. Further sealed unit double glazed entrance door to:

LOUNGE

12'11 x 10'2

Built in fireplace. Stair flight to first floor. Radiator. Sealed unit double glazed window to front. Open access to Kitchen.



KITCHEN

12'11 x 10'2

Fitted kitchen suite. Comprises granite effect square edge work surfaces with a range of wood effect wall mounted cabinets with range of cupboards and drawers below. Inset ceramic single drainer sink unit with mixer tap. Cooker space with fitted extractor hood above (not tested). Space and plumbing for automatic washing machine. Fridge/freezer space. Radiator. Sunken spot lights. Tiled flooring. Tiled splash backs. Sealed unit double glazed window and door to Lean-To.



LEAN-TO

13'2 x 6'4

Part brick built. Tiled flooring. Glazed roofed. Single glazed window to rear. Part single glazed wooden door to rear garden.



FIRST FLOOR LANDING

Loft access. Doors to:

BEDROOM ONE

13' max x 10'4

Radiator. Sealed unit double glazed window to front.



BEDROOM TWO

10'10 narrow to 7' x 7' max

Built in airing cupboard housing wall mounted gas combination boiler (not tested). Radiator. Sealed unit double glazed window to rear.



BATHROOM

7' x 5'5

Fitted with a three piece white suite. Comprises panel bath with wall mounted shower attachment above (not tested). Pedestal wash hand basin. Low level WC. Fully tiled walls. Heated towel rail. Tiled floor. Sealed unit double glazed window to rear.



OUTSIDE - FRONT

Small front garden enclosed by part brick wall with metal gate.



OUTSIDE - REAR

Courtyard style garden. Comprises mainly paved patio area with raised flower and shrub borders. Enclosed by panel fencing. Rear access via gate to front.



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

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

JB 0726

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

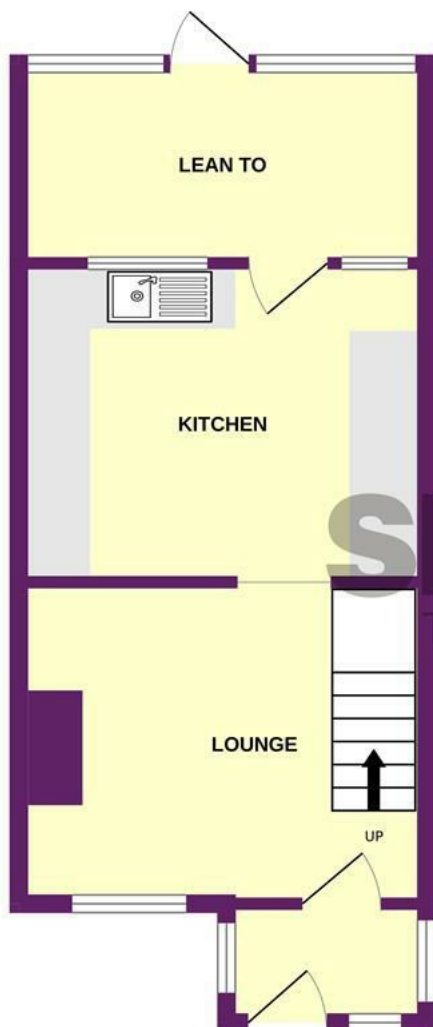
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

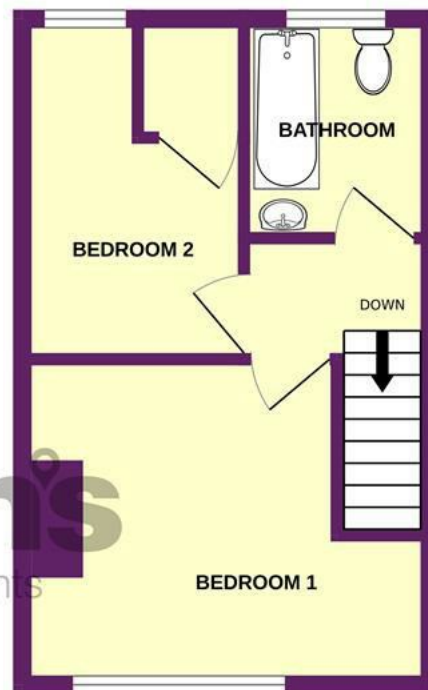
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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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