



DESCRIPTION:

NO ONWARD CHAIN.

Blake & Thickbroom are pleased to be offering for sale this recently refurbished two bedroom Park Home situated on the popular Elm Farm Country Park. The property is conveniently located within a short walk of local shopping facilities, pubs, restaurants, bus route and mainline railway station leading to London Liverpool Street. An internal inspection is recommended to fully appreciate the accommodation on offer.

DIRECTIONS:

PROCEED FROM:Clacton's town centre along the A133 London Road. Upon reaching the first roundabout, take the second exit on left onto the second part of the bypass. At the second roundabout take the third exit on the right hand side signposted towards the village of Little Clacton. Proceed through the centre of Little Clacton for approximately 1.5 miles, turning right at Plough Corner into Harwich Road. Proceed along Harwich Road for approximately 2 miles, down the hill, under the railway bridge, passing Thorpe le Soken railway station on left. Turn right at the war memorial into Frinton Road, proceed along Frinton Road for approximately half a mile and the entrance to the development will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * ENSUITE SHOWER ROOM *

20'9 x 19'3 KITCHEN / LIVING / DINER with INTEGRATED APPLIANCES *

* BATHROOM *

* GAS HEATING VIA RADIATORS * DOUBLE GLAZING *

* DECKED AREA FOR SEATING AND ACCESS *

* PARKING * COMMUNAL GROUNDS *

* CLOSE TO SHOPPING FACILITES, BUS ROUTE AND MAINLINE RAILWAY STATION *

* NO ONWARD CHAIN * VIEWING RECOMMENDED *

OUTSIDE:

Wheelchair accessible ramp leading to decked area affording access for seating. Double glazed entrance door to:

KITCHEN / LIVING / DINER: 20'9 (6.32m) x 19'3 (5.87m)

The kitchen comprises laminated rolled edge work surfaces with matching upstands, inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards, integrated oven, microwave, dishwasher, fridge, freezer. Wall mounted electric fire. Two radiators. Double glazed windows to front and sides, French style doors to decked area. Storage cupboard. Door to hallway.

HALLWAY:

Storage cupboard housing wall mounted combi boiler and utility space. Loft access. Doors to bedrooms and bathroom.

BEDROOM ONE: 11'9 (3.58m) x 9'5 (2.87m)

Radiator. Fitted wardrobe. Double glazed window to side. Door to:

ENSUITE SHOWER ROOM:

Comprising of shower tray with sliding door and shower attachment, pedestal wash basin, low level WC. Radiator. Part tiled walls. Extractor fan. Double glazed window to side.

BEDROOM TWO: 11'9 (3.58m) x 9'5 (2.87m)

Radiator. Fitted wardrobe. Double glazed window to side.

BATHROOM:

Comprising of panelled bath, pedestal wash basin, low level WC. Radiator. Part tiled walls. Extractor fan. Double glazed window to side.

OUTSIDE:

Block paved driveway to the front of the property affording access for several vehicles. The rest of the garden is mostly laid to lawn and enclosed by mature shrubs. Wheelchair accessible ramp leading to raised decking area. Access for seating. Space for numerous storage sheds. Outside tap. Communal parking on the grounds.

...

...

...

AGENTS NOTES:

Material information for this property.

Tenure: Leasehold, balance of the lease is approx 43 years.

Council Tax N/A.

EPC N/A.

Services connected:

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type- Mains.

Telephone and Broadband coverage - No. Broadband can be accessed by use of a dongle linked to a mobile phone provider.

Any additional property charges - Yes. Yearly Site Fees and Rates are payable and will be confirmed by the park.

Non standard property to note - Yes. The Park is under a 365 Leisure Licence Agreement so a forwarding address is needed for correspondence. The lodges can be used for holiday use, This is not a residential park. Buyers will need to provide their main residential address and proof of being registered at this address (council tax bill) to the site.







