



**PARK SQUARE WEST,  
CLACTON-ON-SEA, ESSEX, CO15 2NX  
£230,000 (Asking Price)**

**DESCRIPTION:**

NO ONWARD CHAIN.

Blake & Thickbroom are pleased to be offering for sale this two bedroom semi detached bungalow situated on a substantial plot and located on the highly regarded Tudor development. This property is within easy reach of local shopping facilities and bus route to Clacton's town centre. An internal inspection is recommended to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the seafront on Marine Parade West ,passing Toby carvery on the left and follow the road until reaching the (Three Jays Public House ahead of you) turn right at first roundabout and then left at next roundabout into Marlowe Road. Proceed along Marlowe Road, left into Park Square East, which will lead into into Park Square West and the property will be found on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* TWO BEDROOMS \* 14' x 12'5 LOUNGE \*

\* 10'10 x 9'10 KITCHEN \*

\* 17'7 x 7'2 CONSERVATORY \* SHOWER ROOM \*

\* GAS HEATING VIA RADIATORS (not tested) \*

\* DOUBLE GLAZING \*

\* APPROX 85' SOUTH FACING REAR GARDEN \*

\* OFF ROAD PARKING \*

\* VIEWING RECOMMENDED \* NO ONWARD CHAIN \*

\* SOLE AGENTS \*

**ENTRANCE PORCH:**

Entrance door to entrance porch leading to:

**ENTRANCE HALL:**

Loft access. Radiator. Doors to all rooms.

**BEDROOM ONE:** 12'5 (3.78m) x 12'0 (3.66m)

Radiator. Replacement double glazed window to front.

**BEDROOM TWO:** 11'5 (3.48m) x 10'8 (3.25m)

Radiator. Replacement double glazed window to front.

**SHOWER ROOM:** 7'4 (2.24m) x 5'9 (1.75m)

Comprising of shower unit, vanity wash basin, low level WC. Wall mounted boiler. Heated towel rail. Tiled flooring, fully tiled walls. Replacement double glazed window to side.

**LOUNGE:** 14'0 (4.27m) x 12'5 (3.78m)

Fireplace with hearth and electric fire (not tested). Radiator. Replacement double glazed sliding door to conservatory.

**KITCHEN:** 10'10 (3.30m) x 9'10 (3.00m)

Comprising of laminated rolled edge work surfaces with inset single drainer sink unit, cupboards under, range of eye level cupboards. Integrated microwave with integrated oven and grill, four ring gas hob. (ALL APPLIANCES NOT TESTED). Cupboard housing hot water tank and cupboard housing electric meters. Fully tiled walls. Replacement double glazed window to side, replacement double glazed window to rear. Door to conservatory.

**CONSERVATORY:** 17'7 (5.36m) x 7'2 (2.18m)

Of brick base construction. Radiator. Double glazed windows to front and side aspects.

**OUTSIDE:**

Concrete drive providing off road parking to the front of the property with low brick wall and flower and shrub borders. Access on the left hand side of the property leading to UPVC door with matching side panels to lean to. Side door leading to approximately 85' South facing lawned rear garden. Garage (15'4 x 8'3) currently being used as a storage area and has no vehicular access.

**REAR GARDEN:**

The Southerly facing rear garden measures approximately 85' and is lawned,with small concrete and paving slab area, with shrubs and flower beds. The garden is retained by timber panelled fencing.

**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold.

Council Tax Band B.

EPC Rating TBA.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Unknown due to property being vacant.

Prospective purchasers should be directed to [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - None.



