



PARK SQUARE WEST,
CLACTON-ON-SEA, ESSEX, CO15 2NT
£220,000 (Asking Price)

DESCRIPTION:

Blake & Thickbroom are delighted to offer for sale this established semi detached bungalow situated on the highly regarded Tudor development which can be found on the Western outskirts of Clacton's town centre. The property is affording scope for improvement and extension, subject to relevant permissions, and would ideally suit a keen DIYer looking to improve and add value. The property is being offered for sale with no onward chain and an early viewing is advised.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the seafront on Marine Parade West, passing the Toby carvery on the left and follow the road until reaching the roundabout (Three Jays Public House ahead of you) turn right into Jaywick Lane. Proceed past the golf driving range on the right hand side before turning left into Millers Barn Road. Follow Millers Barn Road for its entirety where it converts to Park Square East. Continue along this road where it leads into Park Square West. Veer round to the left and the property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO DOUBLE BEDROOMS *

* 11'9 x 11'9 LOUNGE *

* 11'9 KITCHEN * FULL SIZE WET ROOM *

* 16'7 x 7'6 INTEGRAL GARAGE (potential for further accommodation STP) *

* GAS HEATING (not tested) * DOUBLE GLAZING *

* OFF ROAD PARKING *

* APPROX 80' REAR GARDEN *

* OPPORTUNITY TO ADD VALUE *

* NO ONWARD CHAIN * VIEWING RECOMMENDED *

* VIDEO TOUR AVAILABLE * SOLE AGENTS *

ENTRANCE HALL:

UPVC double glazed entrance door to entrance hall. Radiator. Built in storage cupboard housing wall mounted gas boiler. Access to loft. Doors to all rooms.

LOUNGE: 11'9 (3.58m) x 11'9 (3.58m)

(plus door recess). Radiator. Double glazed bow window to front.

KITCHEN: 11'9 (3.58m) x 7'6 (2.29m)

(into door recess, max). Fitted with a range of wooden fronted units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with cupboards and drawers under, range of matching eye level cupboards. Radiator. Double glazed window and door to side.

BEDROOM ONE: 10'10 (3.30m) x 10'2 (3.10m)

(to fitted wardrobes to one wall). Radiator. Double glazed window to rear.

BEDROOM TWO: 11'3 (3.43m) x 9'3 (2.82m)

(plus door recess). Currently used as a Dining Room. Radiator. Double glazed window to rear.

WET ROOM:

Modern white suite comprising of wall mounted shower unit, pedestal wash basin, low level WC. Fully tiled walls. Radiator. Double glazed window to side.

OUTSIDE:

Shingled front garden is partially retained by brick wall and hedging affording off road parking, access to integral garage (16'7 x 7'6 max) with power and light connected and double doors to front. We are of the opinion that, subject to relevant planning permissions, this could be converted into additional living accommodation. Further pedestrian access to rear garden. The rear garden is approximately 80' in length and is predominantly paved and interspersed with shrubbery and slate chipping beds. Fruit trees to be found towards the foot of the garden which is retained by timber panelled fencing.

AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band B.

EPC Rating TBC.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Disconnected. Prospective purchasers should be directed to 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.

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