



- Town House
- Two Bedrooms
- Potential To Convert Garage Into Bedroom Three/ Reception Room
- Living Room
- Kitchen/Diner
- Cloak Room & Utility Room
- Walking Distance Of Local Schooling
- Gas Central Heating & Double Glazing Throughout

## 16 Park Road, St Osyth, Clacton-on-Sea, Essex. CO16 8PW.

A beautiful town house offering accommodation over three levels with off road parking and integral garage. The property has been improved by the current owners including flagstone flooring, living room, kitchen/diner, utility room, entrance hall leading to integral garage offering potential to be converted and two double bedrooms. Within easy reach of local amenities along with being approximately a half a mile away from Clacton-on-Sea with its mainline railway station, town centre and seafront. Call the sales team today to arrange your viewing. Guide price £250,000- £260,00.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door, flagstone tiles, storage cupboard, door leading into the garage, stairs rising to the first floor landing, doors to:

### Utility



3.8m x 1.63m (12' 6" x 5' 4") UPVC rear door, double glazed window to rear, flagstone tiles, radiator, a range of wall and base units with stainless steel sink.

### Cloakroom

Double glazed obscure window to rear, low level WC, wash hand basin, radiator.

## First Floor

### Living Room



5m x 4.8m (16' 5" x 15' 9") Double glazed window to front, radiator, doors leading out onto the Juliet balcony, stairs rising up to the second floor landing, open plan onto the dining area.

### Kitchen/Diner



4.88m x 1.88m (16' 0" x 6' 2") Two double glazed windows to rear, fitted kitchen including a range of wall and base units, laminate worktop, tiled splashback, stainless steel sink with drainer, integrated oven and hob, extractor fan, space for appliances, open plan onto the dining area.

# Property Details.

## Second Floor

### Bedroom One



3.8m x 3.07m (12' 6" x 10' 1") Double glazed window to front, fitted wardrobe, cupboard, radiator.

### Bedroom Two



2.97m x 2.67m (9' 9" x 8' 9") Double glazed window to rear, radiator.

### Family Bathroom



Double glazed obscure window to rear, part tiled walls, radiator, panelled bath with over head shower, low level WC, wash hand basin.

## Outside

### Integral Garage

3.78m x 2.54m (12' 5" x 8' 4") Integral door into the entrance hall, power and light, potential to be converted into a third bedroom/reception room.

### Off Road Parking

Two off road parking spaces positioned Infront of the property.

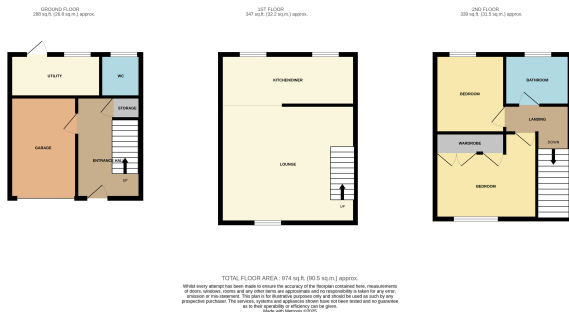
### Rear Garden



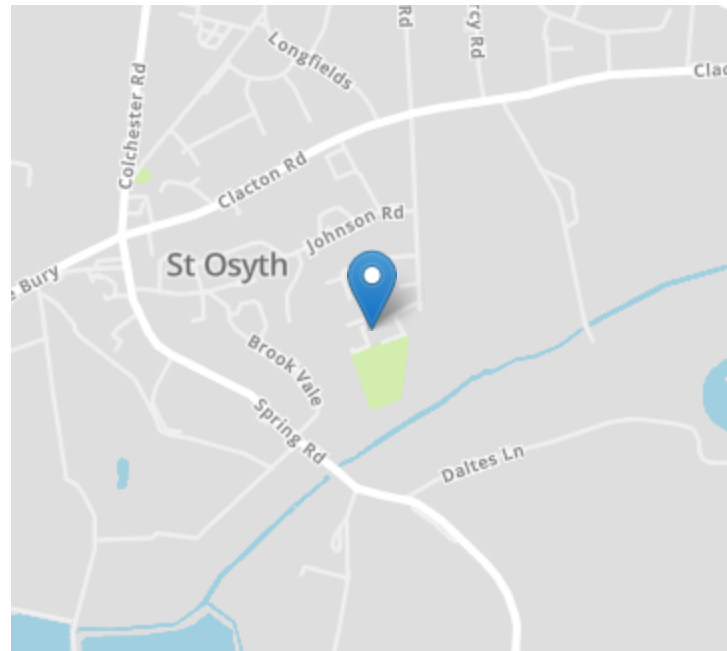
A well maintained rear garden, mainly laid to lawn, patio area, space for shed, retained by fencing

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.