



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



ALDON CLOSE, HARWICH, CO12 5HF

PRICE £410,000

An established family home boasting en suites to all four bedrooms, and a ground floor cloakroom. The property benefits from two reception rooms, both leading out to a low maintenance garden, and an integral garage.

- Four Bedrooms
- Four En Suites
- Two Reception Rooms
- Integral Garage
- Driveway Parking
- EPC- C

OUTSIDE FRONT

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

HALLWAY

KITCHEN

13'11" x 9'1" (4.24m x 2.77m)

W/C

6'1" x 3'2" (1.85m x 0.97m)

LOUNGE

15'1" x 13'1" (4.60m x 3.99m)

DINING ROOM

13'5" x 10'6" (4.09m x 3.20m)

FIRST FLOOR LANDING

BEDROOM ONE

9'3" x 9'1" (2.82m x 2.77m)

EN-SUITE

6'7" x 6'0 (2.01m x 1.83m)

BEDROOM TWO

15'11" x 7'10" (4.85m x 2.39m)

EN-SUITE

6'8 x 4'7" (2.03m x 1.40m)

BEDROOM THREE

13'5" x 9'1" (4.09m x 2.77m)

EN-SUITE

9'1" x 4 '5" (2.77m x 1.22m '1.52m)

BEDROOM FOUR

13'9" x 10'6" (4.19m x 3.20m)

EN-SUITE

7'10" x 7'7" (2.39m x 2.31m)

OUTSIDE REAR

GARAGE

16'10" x 7'10" (5.13m x 2.39m)

REAR ASPECT

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Information

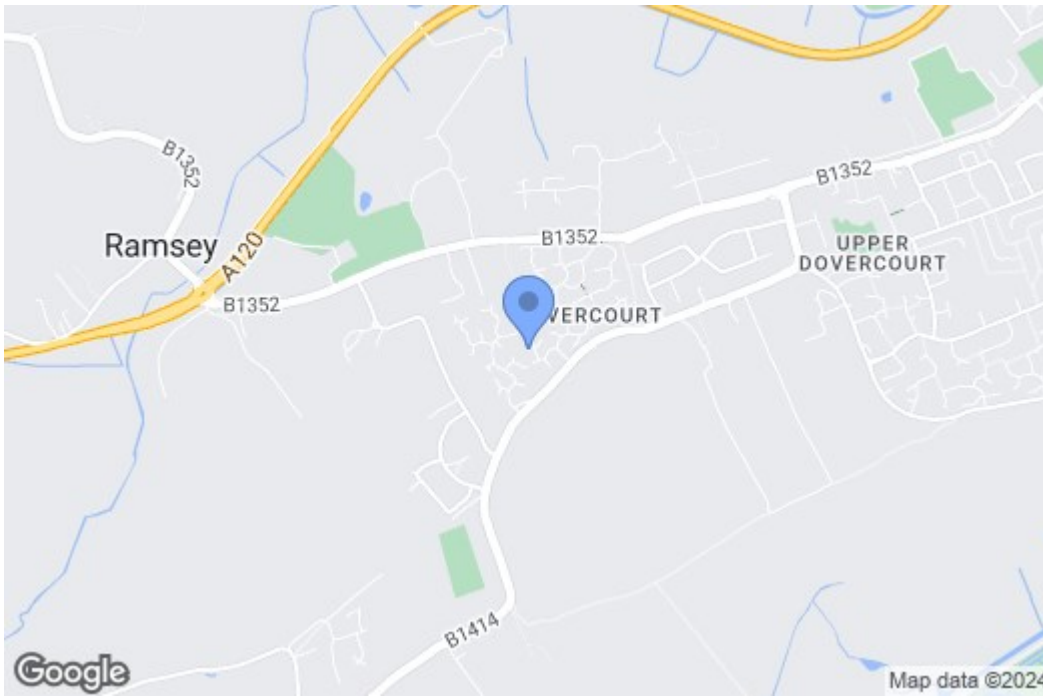
Council Tax Band: C

Heating: Gas Central

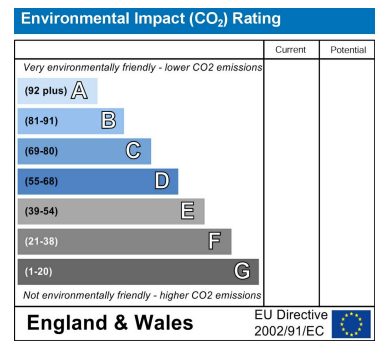
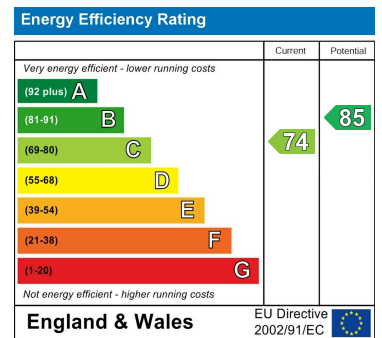
Seller's Position: Buying Onward

Garden Facing: South West

Map



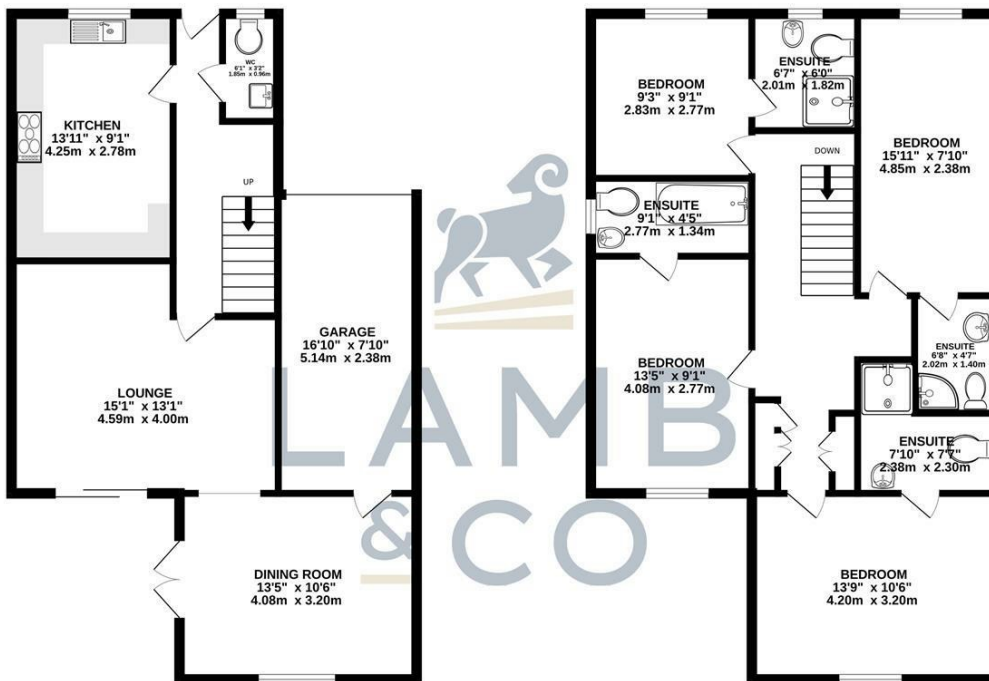
EPC Graphs



Floorplan

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.

1ST FLOOR
764 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1443 sq.ft. (134.1 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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