



LAMB & CO

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## HARPERS WAY, CLACTON-ON-SEA, CO16 8BQ

PRICE £250,000

This spacious four-bedroom terraced townhouse offers ample living space, perfect for families or those seeking extra room. The master bedroom boasts the luxury of an en suite Shower room, providing added convenience and privacy. Additionally the property boasts allocated parking, ground floor WC and close to local amenities.

- Four Bedrooms
- En Suite to Master Bedroom
- Allocated Parking
- First Floor Lounge
- Council Tax Band C
- EPC-C



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## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## Outside Front



## Entrance Hall

## Bedroom Four

10'1" x 7'7" (3.07m x 2.31m)



## WC

7'8" x 3'1" (2.34m x 0.94m)



## Kitchen

14'6" x 9'9" (4.42m x 2.97m )



## Landing

## Bedroom Two

32'9" x 3'3" x 26'2" x 16'4" (10'1" x 8'5")



## Bedroom Three

8'8" x 8'4" (2.64m x 2.54m )



## Lounge

14'5" x 13'7" (4.39m x 4.14m )



## Bedroom One

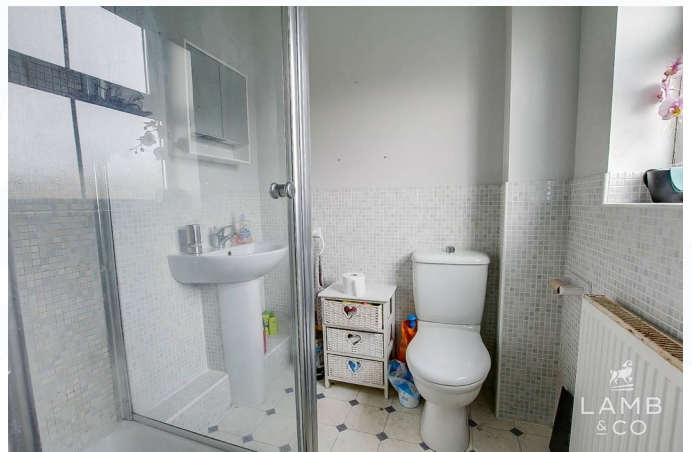
15'2" x 8'5" (4.62m x 2.57m )



## Landing

## En-Suite

5'8" x 5'7" (1.73m x 1.70m)



## Bathroom

9'0" x 5'8" (2.74m x 1.73m )



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.

## Outside Rear



## Additional Information Clacton

Council Tax Band: C

Heating: Gas Central

Seller's Position: No Onward Chain

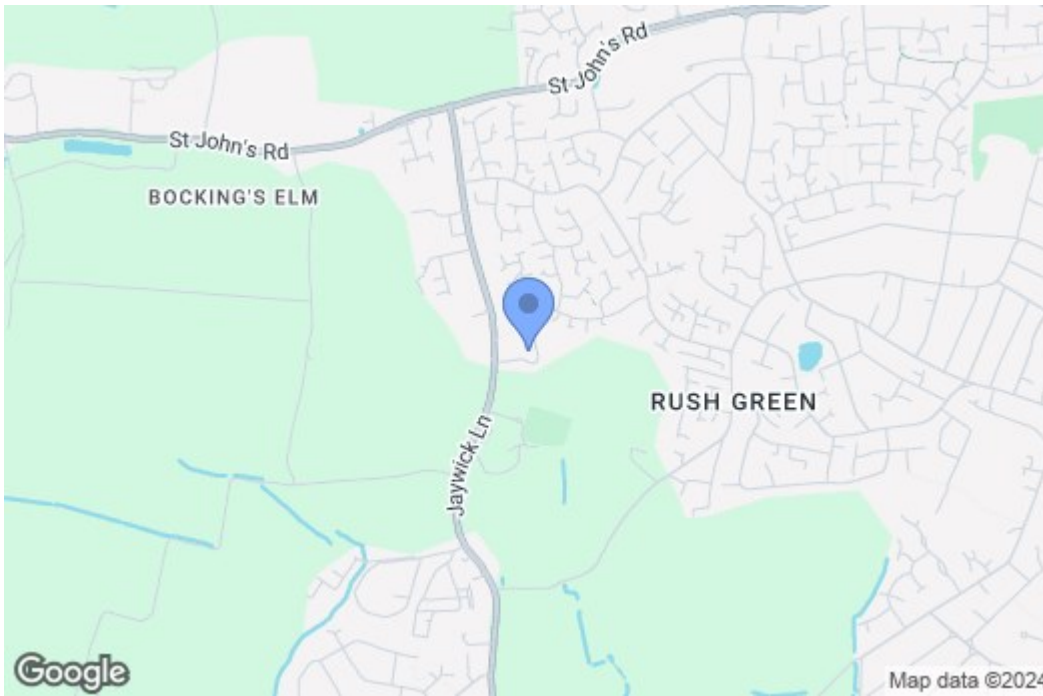
Garden Facing: North

## Agents Note Sales

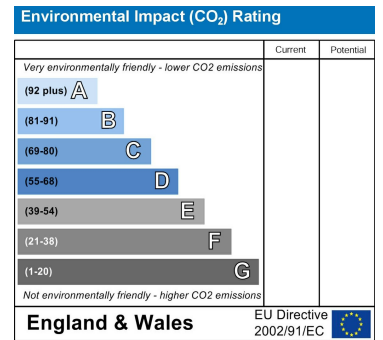
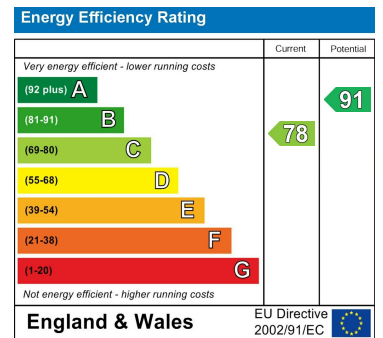
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

## Map

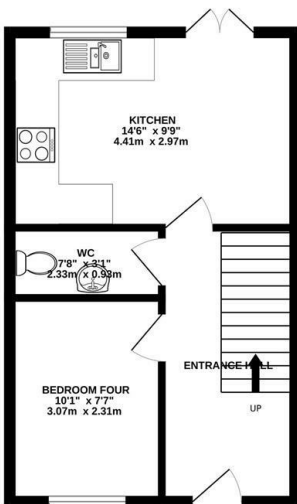


## EPC Graphs

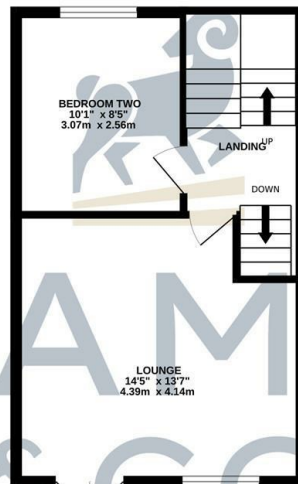


## Floorplan

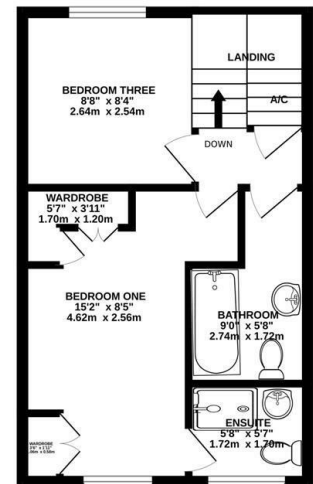
GROUND FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



2ND FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.8 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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