



LAMB & CO

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## HARROW ROAD, CLACTON-ON-SEA, CO15 3PU

### OFFERS IN EXCESS OF £300,000

A recently refurbished five-bedroom semi-detached house for sale in Clacton-on-Sea, offered with no onward chain. This spacious property boasts modern interiors throughout, including a stylish kitchen, a bright & airy lounge and a garage with potential for conversion to additional living space. The five bedrooms provide ample space for a growing family or those needing extra room for guests or a home office. Outside, the property features a generous rear garden which will be lawned prior to occupation. Conveniently located near local amenities, schools, and transport links, this move-in-ready home is perfect for buyers seeking comfort and convenience.

- Five Bedroom Semi-Detached House
- Fully Refurbished
- No Onward Chain
- South Facing Garden
- Large Garage (with scope to convert STPP)
- EPC C

## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### Entrance Hall



### Lounge/Diner

24'4" x 12'0" (7.42m x 3.66m )



## Kitchen

13'3" x 9'4" (4.04m x 2.84m)

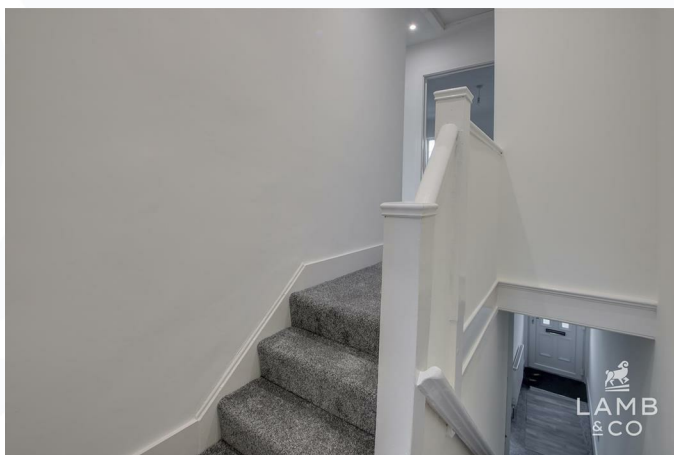


## W/C

7'9" x 2'7" (2.36m x 0.79m)



## Landing



### Bedroom One

12'0" x 11'6" (3.66m x 3.51m )



### Bedroom Four

12'0" x 8'4" (3.66m x 2.54m )



### Bedroom Two

12'0" x 10'2" (3.66m x 3.10m )



### Bedroom Five

10'0" x 8'8" (3.05m x 2.64m)



### Bedroom Three

12'0" x 8'9 (3.66m x 2.67m)



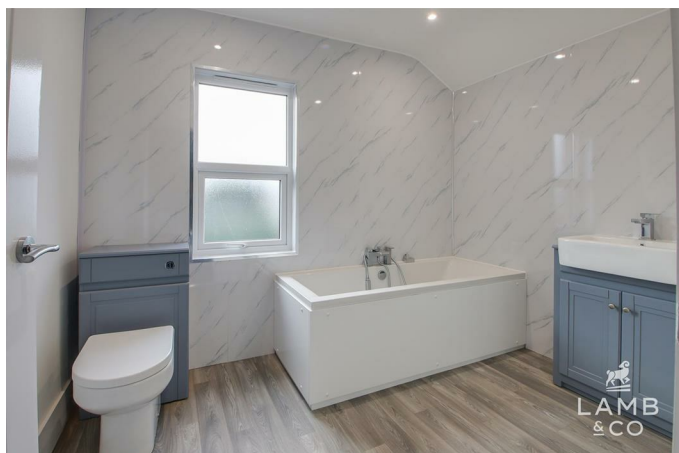
### Laundry Room

5'7" x 5'6" (1.70m x 1.68m )



## Bathroom

9'33" x 7'0" (2.74m x 2.13m )



## Front Aspect



## Garage

24'3" x 11'7" (7.39m x 3.53m )



## Rear Aspect



## Garden



## Additional Info

Council Tax Band: A

Heating: Gas

Services: Mains electricity, gas, water and drainage

Broadband: Ultrafast fibre

Mobile Coverage: EE, O2, Vodafone-Limited, Three-Likely

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Surface Water-Low, Rivers & Sea-Very Low

Additional Charges: N/A

Seller's Position: No Onward Chain

Garden Facing: South

## 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

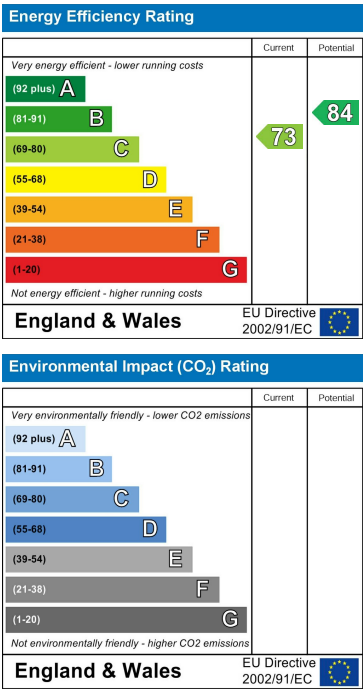
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



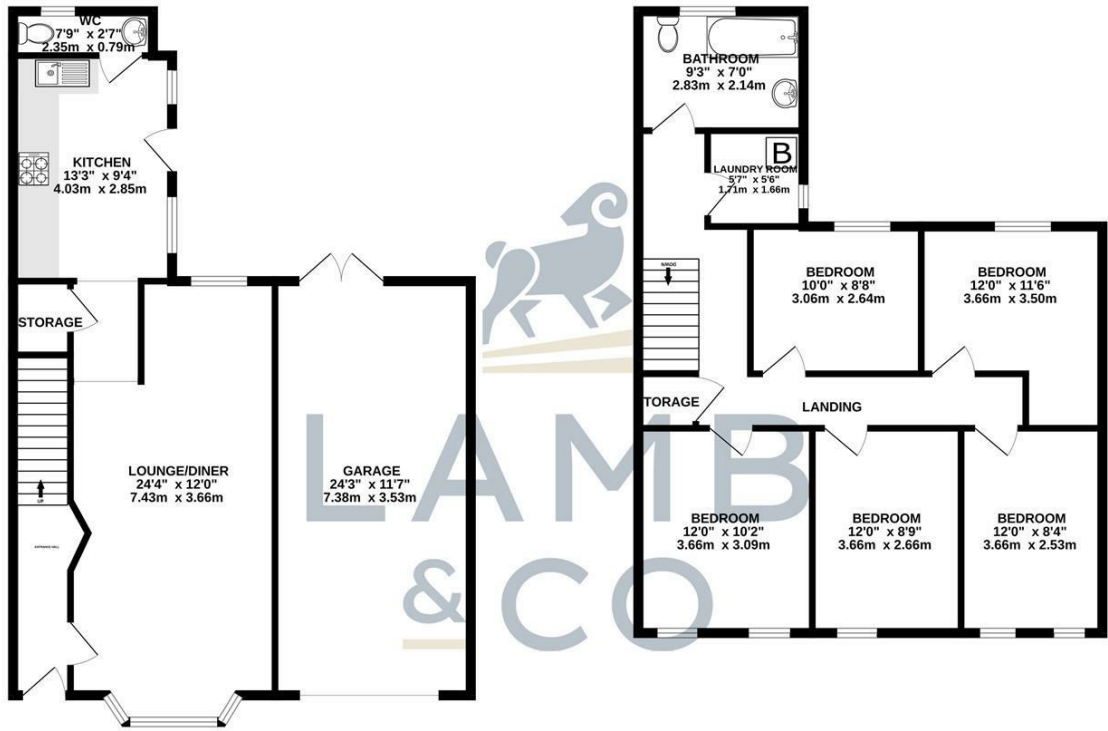
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1582 sq.ft (147.0 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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