



## Harrow Road Clacton-on-sea, CO15 3PU

Located in this established non-estate position on the outskirts of Clacton's town centre is this EXTENDED THREE DOUBLE BEDROOM DETACHED HOUSE with accommodation positioned over three floors. The property has undergone an extensive programme of modernisation by the current vendors over recent years and in the valuers opinion offers versatile accommodation throughout and an internal inspection is highly recommended.

- Three Double Bedrooms
- 13'1 x 12' Lounge
- 13'2 x 9'6 Sitting Room
- 11'6 x 10' Dining Room
- 11'6" Fitted Kitchen
- Bath & Shower Rooms
- Fully Double Glazed
- Gas Central Heating (n/t)
- Approx 52' Rear Garden
- EPC Rating TBC & Council Tax B

Price £244,995 Freehold



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALL

Stairflight to First Floor with built in understairs storage cupboard housing gas boiler (not tested). Feature wood panelled decorative flooring. Radiator. Doors to Lounge & Kitchen.



### LOUNGE

13' into bay x 12'6

Picture rail. Radiator. Wood effect flooring. Double glazed bay window to front.



### KITCHEN

11'6 x 7'5

Fitted with a range of Beech effect laminated panelled fronted units. Laminated rolled edge work surfaces with cupboards, drawers & storage space under. Range of matching wall mounted cabinets. Inset one and half bowl ceramic sink unit with mixer taps. Cooker space. Space & plumbing for washing machine, dishwasher and tumble dryer. Tiled splashbacks. Tile effect flooring. Archway and open access to Dining Room.



## DINING ROOM

11'6 x 10'1

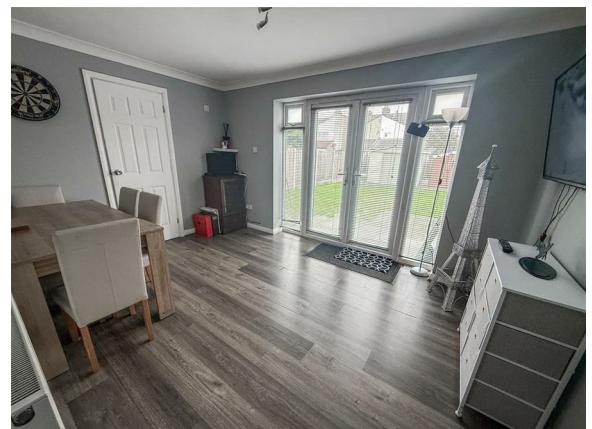
Radiator. Wood effect flooring. Tall American style fridge/freezer space. Wood effect flooring. Radiator. Internal window to sitting room. Double doors to Sitting Room.



## SITTING ROOM

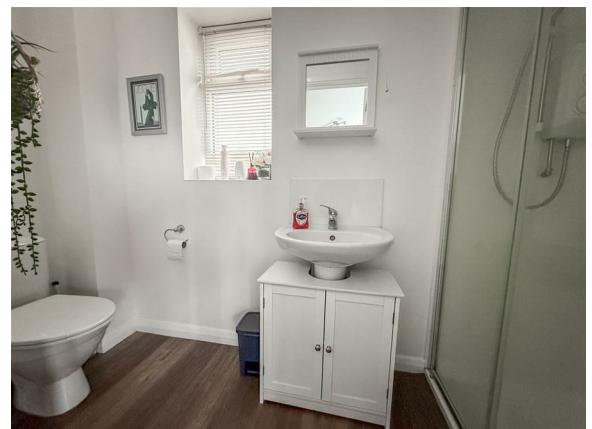
13'2 x 9'4

Wood effect flooring. Radiator. Double glazed double doors with matching side double glazed picture windows to rear garden. Door to Ground Floor Shower Room.



## SHOWER ROOM

Fitted with a three piece modern white suite. Comprises double shower cubicle. Pedestal wash hand basin. Low level W.C. Heated towel rail. Wood effect flooring. Extractor fan (not tested). Double glazed window to side.



## FIRST FLOOR LANDING

Radiator. Built in airing cupboard housing hot water cylinder (not tested). Double glazed window to front. Stair flight to Second Floor. Doors to:



## BEDROOM TWO

12'1 x 11'4

Picture rail. Wood effect flooring. Radiator. Double glazed window to front.



## BEDROOM THREE

11'6 x 10'0

Picture rail. Wood effect flooring. Radiator. Sealed unit double glazed window to rear.



## BATHROOM

Fitted with a modern three piece white suite. Comprises panelled bath with shower unit over and with glazed shower screen. Vanity wash hand basin with cupboards below. Low level WC. Fully tiled walls. Tiled flooring. Radiator. Double glazed window to rear.



## SECOND FLOOR LANDING

Built in storage cupboard. Door to Principal Bedroom.

## PRINCIPAL BEDROOM

14'6 x 12'6

Part sloping vaulted ceiling with part exposed beam. Radiator. Velux window. Double glazed window to side.



## OUTSIDE - FRONT

Small front garden mainly laid to shingle and enclosed by part brick wall and wooden pedestrian entrance gate. Gate giving side pedestrian access to rear garden. The road is not permit parking and has no timed parking restrictions outside.



## OUTSIDE - REAR

Approximately 52' x 25' garden. Paved patio area. Mainly laid to lawn. Metal storage shed. Additional storage shed. Enclosed by panelled fencing.



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains. (Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

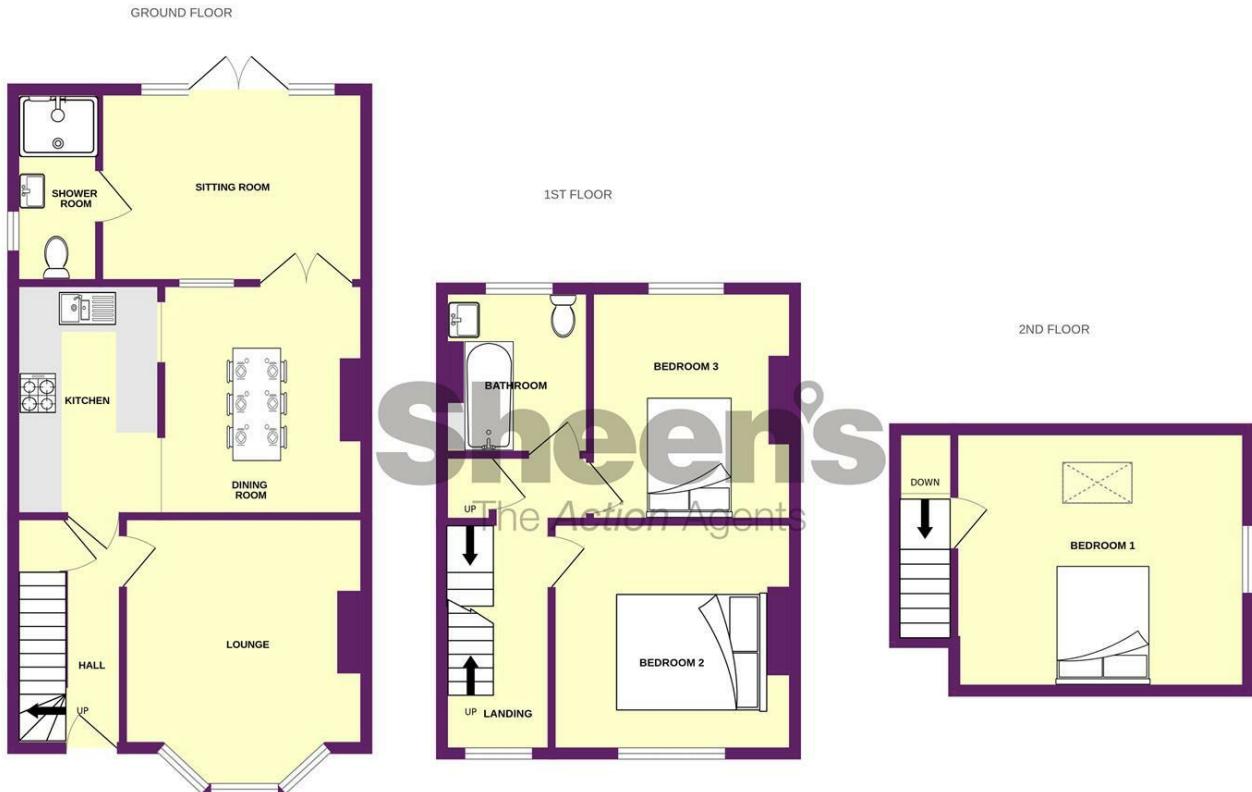
## JE 0724

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REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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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## Selling properties... not promises

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