









# welcome to

# **Shackleton Close, Harwich**

\*\*\*NO ONWARD CHAIN\*\*\* A four bedroom detached house situated in a popular location ideally located within close proximity of sea front and town centre. The property benefits from two receptions, cloakroom, en-suite and bathroom aswell as DRIVEWAY & GARAGE.













#### **Entrance Hall**

Entrance door, radiator, storage cupboard.

#### Cloakroom

Low level WC, pedestal wash hand basin, radiator, obscure UPVC double glazed window to front, part tiled.

## Lounge

20' 3" max x 13' 7" max ( 6.17m max x 4.14m max ) UPVC double glazed window to front, feature fireplace, two radiators, UPVC double glazed patio doors leading to rear garden.

## **Dining Room**

10' 8"  $\times$  9' 1" (  $3.25m \times 2.77m$  ) UPVC double glazed patio doors leading to rear garden, stairs to first floor.

#### Kitchen

10' 7" x 7' 2" ( 3.23m x 2.18m )

Matching wall and base units with roll-edge work top and tiled splashbacks, UPVC double glazed window to front, door to side leading to garden, stainless steel sink with mixer tap and draining board, space for under counter fridge, washing machine and cooker, radiator.

## **First Floor Landing**

Loft access, airing cupboard.

#### **Bedroom One**

9' 9"  $\times$  9' 9" (  $2.97m \times 2.97m$  ) Radiator, built in wardrobe, UPVC double glazed window to rear.

#### **En-Suite**

Pedestal wash hand basin, shower cubicle, fully tiled.

## **Bedroom Two**

13' 9" x 8' 5" ( 4.19m x 2.57m )
UPVC double glazed window to rear, radiator.

## **Bedroom Three**

10' 2" x 10' 3" ( 3.10m x 3.12m )

UPVC double glazed window to rear, radiator, storage cupboard.

#### **Bedroom Four**

 $9' 9" \times 6' 6" (2.97m \times 1.98m)$ UPVC double glazed window to front, radiator.

#### **Bathroom**

Low level WC, pedestal wash hand basin with mixer tap and shower attachment, radiator, obscure UPVC double glazed window to rear, fully tiled.

#### Outside

The front garden is mainly laid to lawn with shrubs and secluded borders and plants. To the side there is a block paved driveway leading to garage and gate access into garden. The rear garden comprises of a patio area, lawn, an array of plants and shrubs, garden shed and is fully enclosed.

## **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.





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# **Shackleton Close, Harwich**

- Detached House
- 4 Bedrooms
- 2 Receptions
- Cloakroom & En-Suite
- Driveway & Garage

Tenure: Freehold EPC Rating: D

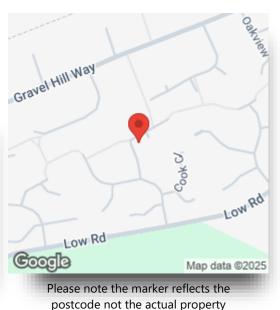
Council Tax Band: D

# £300,000









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Property Ref: HAW109601 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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