



**Shackleton Close, Harwich CO12 3UD**



**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" x 9' 1" ( 3.25m x 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" x 9' 9" ( 2.97m x 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" x 6' 6" ( 2.97m x 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAW109601 - 0004

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