



BLAKE &
THICKBROOM



Harrow Road, Clacton-on-Sea, CO15 3PU

Clacton-on-Sea

£235,000

Lounge - 4.83m x 3.45m (15'10" x 11'4")

Kitchen - 4.39m x 3m (14'5" x 9'10")

Bathroom - 1.68m x 1.65m (5'6" x 5'5")

Bedroom Three - 2.18m x 2.08m (7'2" x 6'10")

Bedroom Two - 3.05m x 2.18m (10'0" x 7'2")

Bedroom One - 3.94m x 3.86m (12'11" x 12'8")

Ensuite Shower

Landing - 2.74m x 0.89m (9'0" x 2'11")

Entrance Hall - 0.97m x 0.94m (3'2" x 3'1")

Material information for this property:

Tenure is Freehold.

Council Tax Band: B

EPC Rating: C

Services connected:

Electricity - Mains supply.

Gas - Mains gas.

Water - Mains supply.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes, Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - None.

Non standard property features to note - None.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS

(INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.







