



LAMB & CO

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Inspired by property, driven by passion.



HARPERS WAY, CLACTON-ON-SEA, CO16 8BQ

PRICE £270,000

This spacious four-bedroom townhouse in Clacton-on-Sea offers generous and versatile living accommodation arranged over multiple floors, making it an ideal home for families or investors. The property features a bright and comfortable living room, a well-proportioned kitchen, and a separate conservatory, providing ample space for both everyday living and entertaining. Upstairs, four bedrooms offer flexible accommodation for family members, guests, or a home office, complemented by a family bathroom and additional storage.

- Four Bedrooms
- Conservatory
- Garage & Off Road Parking
- Well Presented
- En Suite
- EPC - C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOUNGE

14'7" 14'3" (4.45m 4.34m)



W.C

3'6" 3'00" (1.07m 0.91m)

KITCHEN

14'5" 10'00" (4.39m 3.05m)



CONSERVATORY

12'00" 8'3" (3.66m 2.51m)



BEDROOM THREE

10'00" 8'4" (3.05m 2.54m)



BEDROOM TWO

14'6" 13'5" (4.42m 4.09m)



BEDROOM FOUR

8'9" 8'5" (2.67m 2.57m)



EN SUITE

5'9" 5'9" (1.75m 1.75m)



BATHROOM

9'1" 5'9" (2.77m 1.75m)



OUTSIDE

OUTSIDE REAR



BEDROOM ONE

15'2" 11'5" (4.62m 3.48m)



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.

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.

Material Information

Council Tax Band: C

Heating: Gas

Services: All Mains

Broadband:

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

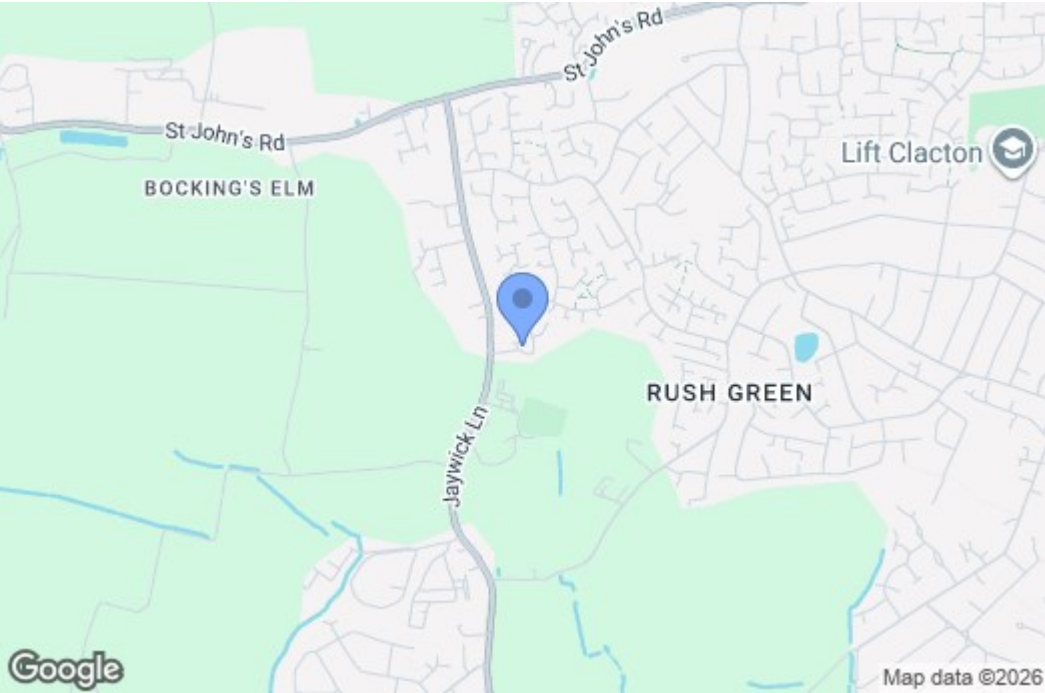
Additional Charges: No

Seller's Position: Needs To Find

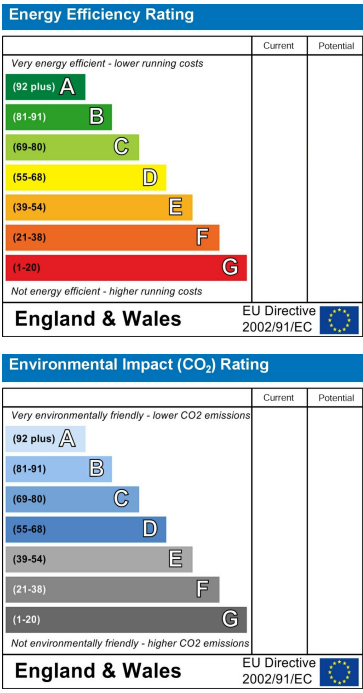
Garden Facing: West



Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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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