

PADDOCK CLOSE, HARWICH, ESSEX, CO12 3QP

Price

£225,000

FREEHOLD

- Two Double Bedrooms
- Character Property With Estuary Views
- 20'3" Kitchen/Diner/Breakfast Room
- Brick Feature Fireplace With Log Burner
- Convenient Popular Location Close To Amenities
- Ground Floor Bathroom & First Floor Cloakroom
- Private Rear Garden & Off Street Parking
 - Grade Two Listed
 - No Onward Chain
 - EPC Rating E/Council Tax Band A



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A charming and characterful grade two listed TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE, beautifully combining period features with modern living. The heart of the property is the impressive 20'3" kitchen/diner/breakfast room, fitted with a contemporary integrated kitchen and enjoying delightful estuary views. The cosy living area boasts a stunning feature brick built fireplace with a log burner, adding warmth and character to the home. Upstairs, the generous master bedroom also benefits from attractive estuary views, while the second double bedroom offers versatile accommodation. Externally the property features a large, low maintenance rear garden, along with off street parking for two vehicles. Conveniently situated close to local amenities, shops, and transport links this wonderful home is offered to the market with NO ONWARD CHAIN.

Accommodation comprises of approximate room sizes

Part glazed entrance door leading to:

Hallway

Built in double length storage cupboard with plumbing for automatic washing machine. Wood laminate flooring. Radiator. Stair flight to first floor. Doors leading to:

Bathroom

White suite comprising of low level W/C. Vanity wash hand basin with storage cupboard under. P-shaped panelled bath with wall mounted rainfall shower and separate attachment. Fitted glass shower screen. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured window to front.

Lounge

14'8" x 10'

Brick built feature fireplace with inset log burner. Wood laminate flooring. Open aspect to:

Kitchen/Diner/Breakfast Room

20'3 x 15'1"

Fitted with a range of modern matching fronted units with integrated handles. Square edge solid wood work surfaces. Inset ceramic butler style sink with mixer tap. Space for 'Rangemaster' style cooker with fitted extractor fan above. Further

selection of matching units at both eye and floor level. Integrated fridge/freezer. Integrated dishwasher. Fitted breakfast bar. Part tiled walls. Tiled flooring with underfloor heating. Plinth and under unit lighting. Double glazed skylight. Radiator. Two windows to rear. Double glazed 'French' style doors with fitted shutters giving access to rear.

First Floor Landing

Loft access. Doors to:

Bedroom One

16'9" x 9'8"

Fitted wardrobes and over head storage. Radiator. Window to rear with fitted shutters and distant estuary views.

Cloakroom

White suite comprising of low level W/C. Vanity wash hand basin. Fitted storage cupboard. Part tiled walls. Over head storage. Tiled flooring.

Bedroom Two

11'8" x 11'4"

Fitted double wardrobe with over head storage. Wood flooring. Radiator. Two windows to side.

Outside - Rear

Paved patio area. Part laid to lawn. Outside tap.
Outside lights. Gate giving access to shingled area
providing off street parking for two vehicles.

Outside - Front

Hard standing with shingled borders. Gate giving
access to front.

AML

**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.

Disclaimer - Wide Angle Lens Etc

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.



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REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: A

Payable 2026/2027 £1506.83 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

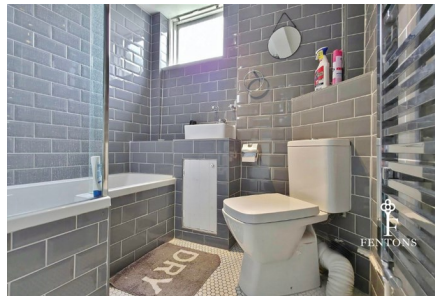
(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A

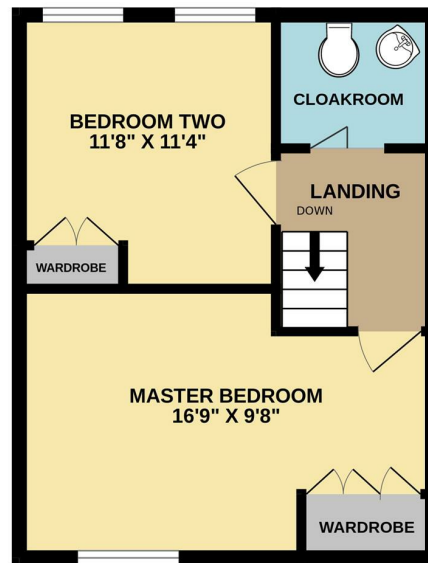
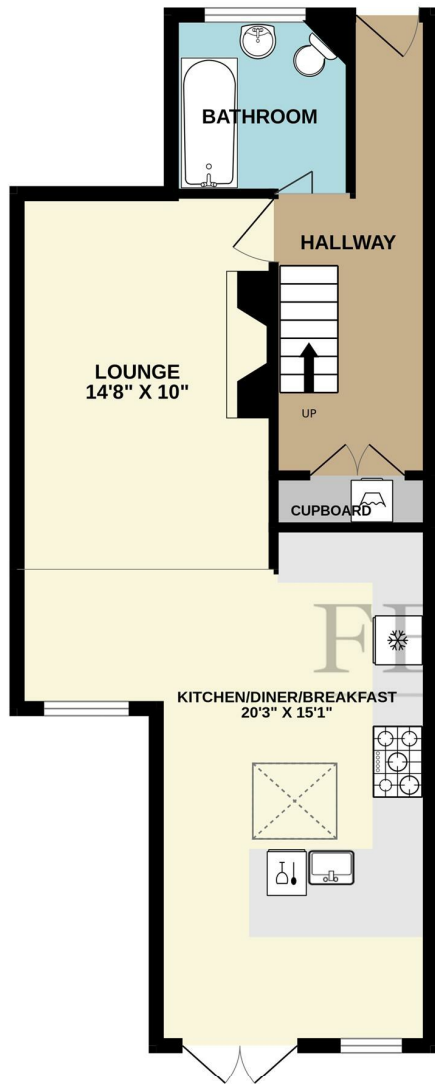


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GROUND FLOOR

1ST FLOOR



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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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Call us on

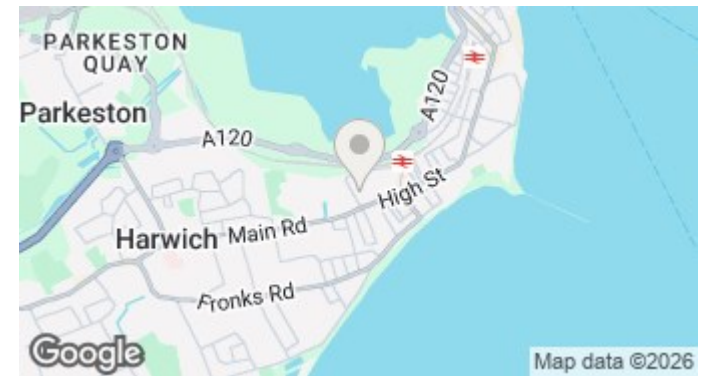
01255 779810

info@fentonsstates.co.uk

www.fentonsstates.co.uk

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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