



## Harpers Way Clacton-On-Sea, CO16 8BQ

Offered with NO ONWARD CHAIN on this modern development in the Essex coastal town of Clacton-on-Sea is this FIVE BEDROOM, TWO RECEPTION ROOM END-TERRACED FAMILY HOUSE. Clacton sea front, town centre and mainline railway station with its direct links to London Liverpool Street are located within one and a half miles. An early viewing is advised to appreciate the spacious accommodation on offer.

- Five Bedrooms
- En-Suite Shower Room
- 16'11 x 11'4 Lounge
- 10'11 x 9' Dining Room
- 17'9 Kitchen/Breakfast Room
- Ground Floor W.C.
- Garage & Off Street Parking
- Approx 32' South Facing Garden
- No Onward Chain
- EPC Rating C & Council Tax D



**Price £308,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to;

### ENTRANCE HALLWAY

Stairflight to first floor with understairs storage cupboard.  
Radiator. Doors to;



### GROUND FLOOR CLOAKROOM

Fitted with a white suite comprising; Low level W.C. Pedestal wash hand basin. Part tiled walls. Radiator. Double glazed window to side.



### KITCHEN/BREAKFAST ROOM

17'9 x 11' nar 8'10

Fitted with a range of wood effect shaker style units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units incorporating part frosted glass cabinets. Inset single drainer stainless steel sink unit with mixer tap, Inset four ring stainless steel four ring gas hob with concealed extractor hood above. Inset high level double electric oven. Integrated fridge/freezer, Integrated dishwasher. Integrated washing machine (All appliances not tested). Concealed wall mounted gas combination boiler serving hot water and central heating system (not tested). Tiled splash backs. Double glazed window to side. Double glazed window to rear overlooking the garden. Double glazed door opening on to garden.



## LOUNGE

16'11 x 11'4

Feature fireplace with inset electric fire (not tested). Radiator. Double glazed window to rear. Double glazed double doors to rear garden.



## DINING ROOM

10'11 x 9'

Radiator. Double glazed window to front.



## BEDROOM FIVE

9'8 x 7'4 max

Radiator. Double glazed window to front.



### FIRST FLOOR LANDING

Double glazed window to front. Loft access. Radiator. Doors to;



### BEDROOM ONE

13'4 + door recess x 9'1 to wardrobes

Two built in double wardrobes. Additional built in single wardrobe. Radiator. Double glazed window to rear. Door to En-Suite.



### VIEWS TO REAR FROM BEDROOM ONE



### EN-SUITE

Fitted with a three piece En-suite. Comprises large shower cubicle. Pedestal wash hand basin, Low level W.C. Part tiled walls. Radiator. Double glazed window to rear.



### BEDROOM TWO

11'8 x 8'6 to wardrobes

Two built in double wardrobes. Radiator. Double glazed window to rear.



### BEDROOM THREE

10'11 x 9'1

Radiator. Double glazed window to front.



### BEDROOM FOUR

8'7 x 8'1

Radiator. Double glazed window to front.



### FAMILY BATHROOM

6'11 x 6'2

Fitted with a three piece white suite. Comprises panelled bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. part tiled walls. Radiator, Double glazed window to side.



### OUTSIDE - FRONT

Small front garden laid to slate shingle. Hard standing area providing off street parking leading to Garage. Gate giving side pedestrian access to outside rear garden.

### GARAGE

Up and over door. Power and light connected.



## OUTSIDE - REAR

Approximately 32' max rear garden. Mainly laid to lawn with paved patio area. Enclosed by panelled fencing.



## JE 1224

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## Material Information (Freehold Property)

Tenure: D Council Tax Band: Freehold

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage (Telephone & Broadband): TBC

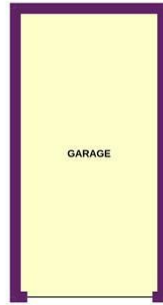
Non-Standard Property Features To Note: No

## Particular Disclaimer

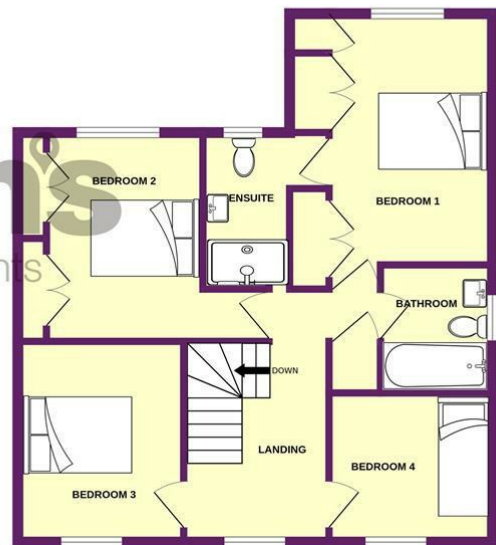
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GROUND FLOOR



1ST FLOOR



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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## Selling properties... not promises

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