



HARROW ROAD,  
CLACTON-ON-SEA, ESSEX, CO15 3PU  
£330,000 (Asking Price)

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this substantial family home having been completely refurbished including electrical upgrade, new heating system. new kitchen and bathroom. The property is being offered for sale with no onward chain and an early viewing is recommended to fully appreciate the size and convenience of this refurbished property.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Station Road turning left into Carnarvon Road. At the roundabout take the second exit into Wellesley Road and turn immediately right into Oxford Road. Take the first turning on the left into Harrow Road. The property can be found at the far end on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

- \* FIVE FIRST FLOOR BEDROOMS \* 24'4 x 13' LOUNGE/DINER \*
- \* NEW KITCHEN \*GROUND FLOOR WC \* NEWLY FITTED FIRST FLOOR BATHROOM \*
- \* FIRST FLOOR LAUNDRY ROOM \* NEW GAS HEATING SYSTEM \*
- \* REPLACEMENT DOUBLE GLAZING \* 24'4 x 11'7 GARAGE WITH ELECTRIC ROLLER SHUTTER DOOR \*
- \* SOUTHERLY FACING REAR GARDEN \* WALKING DISTANCE OF MAINLINE STATION, TOWN CENTRE AND LOCAL SCHOOLS \*
- \* COMPLETELY REFURBISHED \* NO ONWARD CHAIN \* SOLE AGENTS \*

**ENTRANCE HALL:**

Composite style entrance door to entrance hall. Stairs flight to first floor with new carpets, doors to lounge/diner.

**LOUNGE/DINER:** 24'4 (7.42m) x 13'0 (3.96m)

New Carpets, radiators, understairs storage cupboard, double glazed windows to front and rear, access to kitchen.

**KITCHEN:** 13'3 (4.04m) x 9'4 (2.84m)

Refitted with a range of laminated fronted units comprising laminated work surfaces with inset one and a half bowl sink unit with mixer tap over. Cupboards, drawers and storage space under, range of eye level cupboards. New integrated appliances including four ring gas hob, extractor canopy above, double oven and dish washer. Radiator, double glazed windows to side, further double glazed door to outside, door to ground floor cloakroom.

**GROUND FLOOR CLOAKROOM:**

New white suite comprising low level WC, wall mounted wash basin, double glazed window to rear.

**SPLIT LEVEL FIRST FLOOR LANDING:**

New carpets, built in storage cupboard with sensor light.

**BEDROOM ONE:** 11'10 (3.61m) x 10'2 (3.10m)

Radiator, double glazed windows to front.

**BEDROOM TWO:** 11'10 (3.61m) x 8'9 (2.67m)

Radiator, double glazed window to front.

**BEDROOM THREE:** 11'11 (3.63m) x 11'6 (3.51m)

(into recess) Radiator, double glazed window to rear.

**BEDROOM FOUR:** 10'0 (3.05m) x 8'8 (2.64m)

Radiator, double glazed window to rear.

**BEDROOM FIVE:** 11'10 (3.61m) x 8'4 (2.54m)

Radiator, double glazed windows to front.

**UTILITY ROOM/LAUNDRY ROOM:** 5'7 (1.70m) x 5'5 (1.65m)

Laminated rolled edge work surfaces with base units under, plumbing for automatic washing machine, new wall mounted gas boiler, double glazed window to side.

**FAMILY BATHROOM:** 9'3 (2.82m) x 7'0 (2.13m)

New suite comprising panelled bath, vanity wash basin with storage cupboards under, enclosed low level WC, radiator/towel rail, double glazed window to rear.

**OUTSIDE:**

Paved frontage partially retained by dwarf brick wall and driveway leading to integral garage 24'4 x 11'7 (9'5 opening) Electric roller shutter door, power and light connected, double glazed double doors to rear garden. The rear garden enjoys a southerly aspect and retained by timber panel fencing.

**AGENTS NOTES:**

Material information for this property  
Tenure is Freehold. Council Tax Band: TBC. EPC: C  
Services connected:  
Electricity - Yes  
Gas -Yes  
Water - Yes  
Sewerage type -Mains  
Telephone and broadband coverage - Unknown  
Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://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

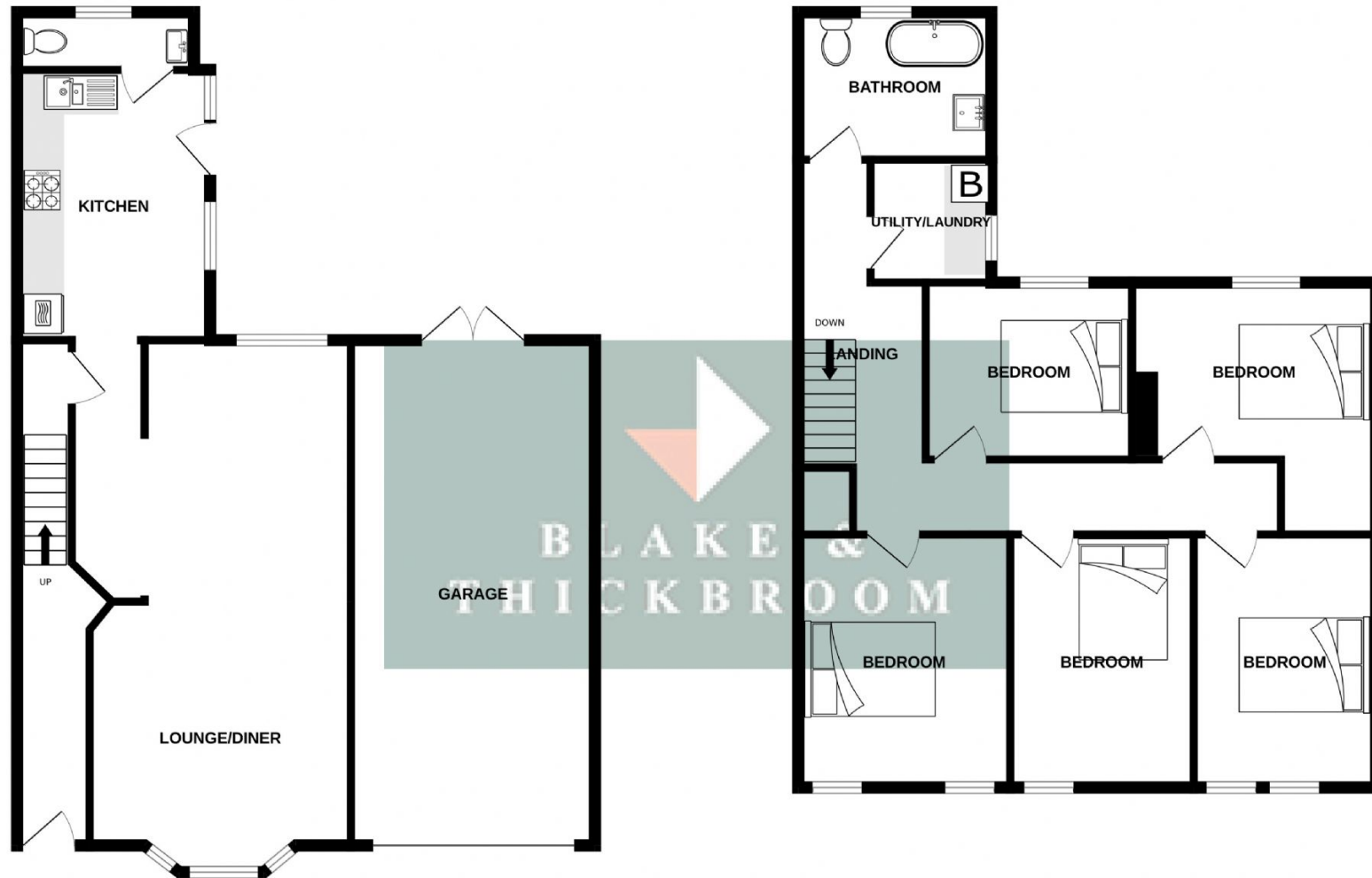






GROUND FLOOR  
77.8 sq.m. (837 sq.ft.) approx.

1ST FLOOR  
74.5 sq.m. (801 sq.ft.) approx.



HARROW ROAD, CLACTON-ON-SEA, ESSEX, CO15 3PU

TOTAL FLOOR AREA : 152.2 sq.m. (1638 sq.ft.) 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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