



**HAROLD ROAD,
CLACTON-ON-SEA, ESSEX, CO15 6AJ
£290,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this well presented four bedroom semi detached family home situated within easy reach of Clacton's town centre, local schools and seafront offering generous living accommodation throughout the property is perfect for growing families and an internal viewing is highly recommended.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Station Road, turning left into the High Street. Upon reaching the traffic lights turn right into Carnarvon Road. Left into Holland Road, proceed for a short distance turning right into Harold Road. The property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* SOLE AGENTS * VIDEO TOUR AVAILABLE *

* FOUR BEDROOMS * 14'3 into bay recess x 12' LOUNGE * 12' x 10'10 RECEPTION AREA *

* 12'7 x 9'4 DINING ROOM * 10'2 x 9'2 KITCHEN *

* TWO BATHROOM SUITES * TWO ADDITIONAL SEPARATE WC's *

* BALCONY AFFORDING SEA VIEWS * DOUBLE GLAZING * GAS HEATING *

* WESTERLY FACING COURTYARD STYLE GARDEN * VIEWING RECOMMENDED *

SECOND FLOOR BEDROOM THREE: 15'2 (4.62m) x 7'5 (2.26m)

Radiator, replacement double glazed windows to front and side.

BEDROOM FOUR: 15'1 (4.60m) x 7'5 (2.26m)

Radiator, replacement double glazed windows to side and rear.

SECOND FLOOR LANDING:

Stair flight leading to first floor landing.

FIRST FLOOR: BEDROOM ONE: 13'5 (4.09m) x 11'6 (3.51m)

Radiator, fitted wardrobes, replacement double glazed window to front, french style doors to balcony. Door to ensuite cloakroom.

EN SUITE CLOAKROOM:

Fitted with low level WC, vanity hand wash basin with mixer tap.

BALCONY:

Enclosed balcony is enclosed with sea views to the right hand side.

BEDROOM TWO: 12'0 (3.66m) x 8'9 (2.67m)

Radiator, replacement double glazed window to rear.

FAMILY BATHROOM: 12'2 (3.71m) x 9'4 (2.84m)

Fitted with low level WC, shower tray and shower attachment, vanity hand wash basin with mixer tap and cupboard under. Stand alone bath, wall mounted combi gas boiler, access to loft, radiator, fully tiled walls. Replacement double glazed windows to side and rear.

FIRST FLOOR LANDING:

Radiator, replacement double glazed window to side. Stairs flight to second floor, stair flight to ground floor.

ENTRANCE PORCH:

Entrance door to entrance porch, further entrance door to entrance hall.

ENTRANCE HALL:

Radiator, doors to all rooms.

LOUNGE: 14'3 (4.34m) x 12'0 (3.66m)

(into bay recess) Two radiators, replacement double glazed bay window to front.

RECEPTION ROOM: 12'0 (3.66m) x 10'10 (3.30m)

Radiator, under stairs storage cupboard, replacement double glazed window to rear.

DINING AREA: 12'7 (3.84m) x 9'4 (2.84m)

Radiator, replacement double glazed french style doors to garden, windows to side. Access to kitchen.

KITCHEN: 10'2 (3.10m) x 9'2 (2.79m)

Fitted with laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap. Cupboards, drawers and storage space under, range of eye level cupboards. Fitted double oven, electric hob with extractor hood above. Radiator, part tiled walls, replacement double glazed window to side. Access to lobby area.

LOBBY AREA:

Panelled roof, double glazed sliding doors to rear garden. Service doors to separate WC and shower room.

SEPARATE WC:

Fitted with low level WC, vanity hand wash basin with mixer tap, radiator, replacement double glazed window to rear.

SHOWER ROOM:

Double width shower tray with sliding doors and rainfall shower attachment, vanity hand wash basin with mixer tap and cupboards under, melamine panelling to walls. Replacement double glazed window to front.

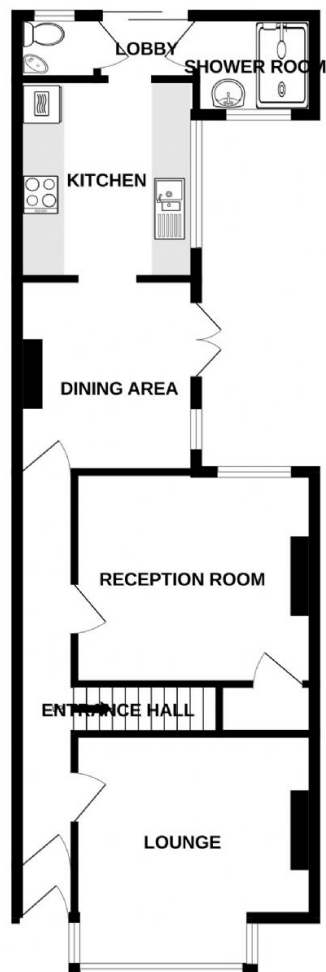
OUTSIDE:

To the front of the property concrete driveway providing off road parking. Side access leading to rear garden. The rear garden benefits from a westerly facing aspect, affords incredibly low maintenance. Paved and concreted areas with astro turf. Wooden storage shed. To the side of the property is a enclosed garden area, outside tap, outside electrics. The rear garden is partially retained by wooden panel fencing.





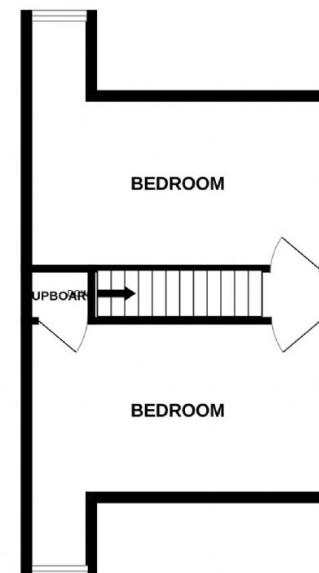
GROUND FLOOR



1ST FLOOR



2ND 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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