



LANGLEY CLOSE, HARWICH, CO12 4AY

GUIDE PRICE £255,000

"Teddy Bear Cottage" Located in a quiet close in Dovercourt, is a handsome grade II listed cottage offered in good decorative order and with the benefit of no onward chain. The property benefits from generous living room and kitchen/diner with two bedrooms and a bathroom to the first floor. Externally there is a good sized front and rear garden.

- Two Bedroom Cottage
- Semi-Detached
- Grade II Listed
- Front & Rear Gardens
- No Onward Chain
- Character Features

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE PORCH

6'8 x 6'5 (2.03m x 1.96m)

HALL

LOUNGE

17'4 max x 15'11 (5.28m max x 4.85m)

KITCHEN/DINER

13'10 x 11'4 (4.22m x 3.45m)

FIRST FLOOR

LANDING

11' 8'8 max (3.35m 2.64m max)

BEDROOM ONE

10'8 x 9'8 (3.25m x 2.95m)

BEDROOM TWO

10'8 x 6'5 (3.25m x 1.96m)

BATHROOM

7'5 max x 6'6 (2.26m max x 1.98m)

OUTSIDE

FRONT

REAR

Additional Information

Council Tax Band: B

Heating: Gas central heating

Seller's Position: No onward chain

Garden Facing: NW

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.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

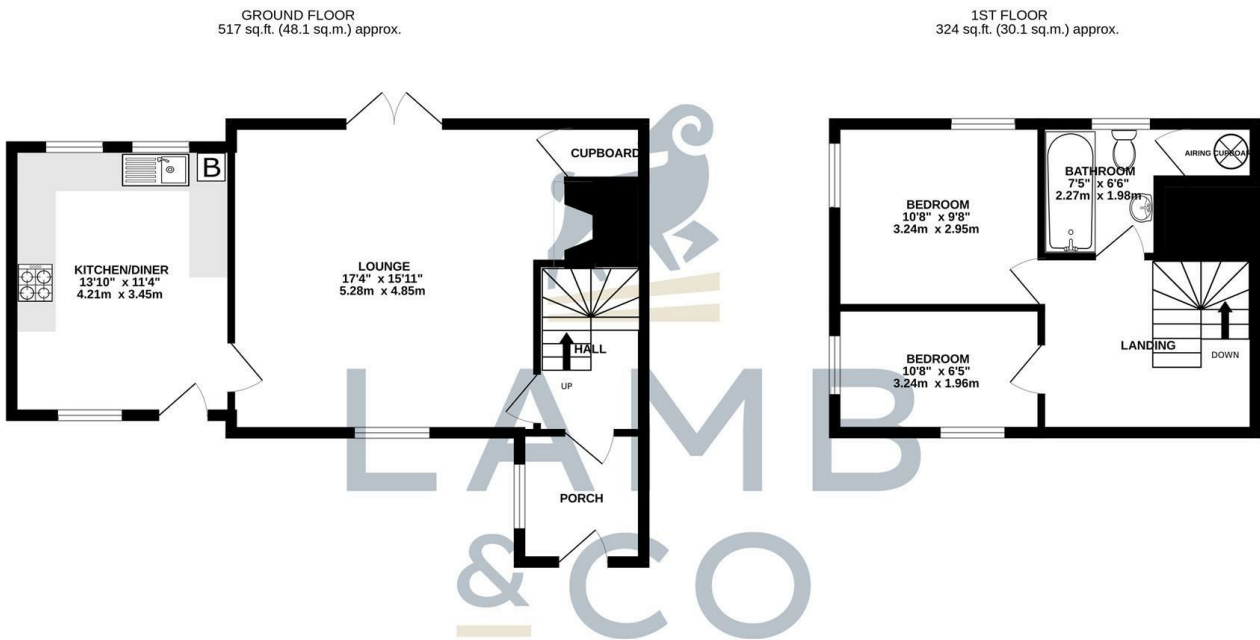
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map



EPC Graphs

Floorplan



TOTAL FLOOR AREA : 841 sq.ft. (78.2 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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