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RECTORY ROAD, HARWICH, CO12 5LB PRICE £300,000

Basically new! A gorgeous character property set in a rural location backing onto fields. Sympathetically updated and modernised to a very high standard. Features include panelled and stone floored porch, inset lights throughout, a stunning kitchen-living area with utility and cloakroom, three bedrooms, herringbone flooring, large rear garden and driveway.

- Three Bedrooms
- Completely Refurbished
- Utility Room & Cloakroom
- Parking
- No Onward Chain
- EPC - TBC

The Property

Front Aspect

Porch

Lounge

14'7 x 10'8 (4.45m x 3.25m)

Hallway

Utility Room

7'10 x 4'5 (2.39m x 1.35m)

Cloakroom

5'6 x 4'0 (1.68m x 1.22m)

Fittings

Kitchen - Living Room

14'8 x 14'7 (4.47m x 4.45m)

Kitchen Finish

Landing

Bedroom One

14'2 x 13'8 (4.32m x 4.17m)

Bedroom Two

14'2 x 10'8 (4.32m x 3.25m)

Bedroom Three

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

Bathroom

5'5 x 5'0 (1.65m x 1.52m)

Garden

ADDITIONAL INFORMATION

HARWICH

Council Tax Band:

Heating:

Seller's Position:

Garden Facing:

AGENTS NOTE

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.

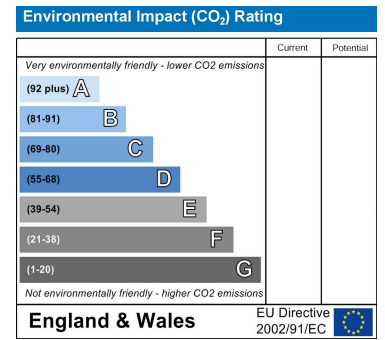
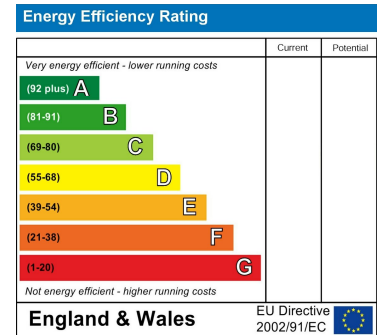
ANTI-MONEY LAUNDERING COMPLIANCE

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.

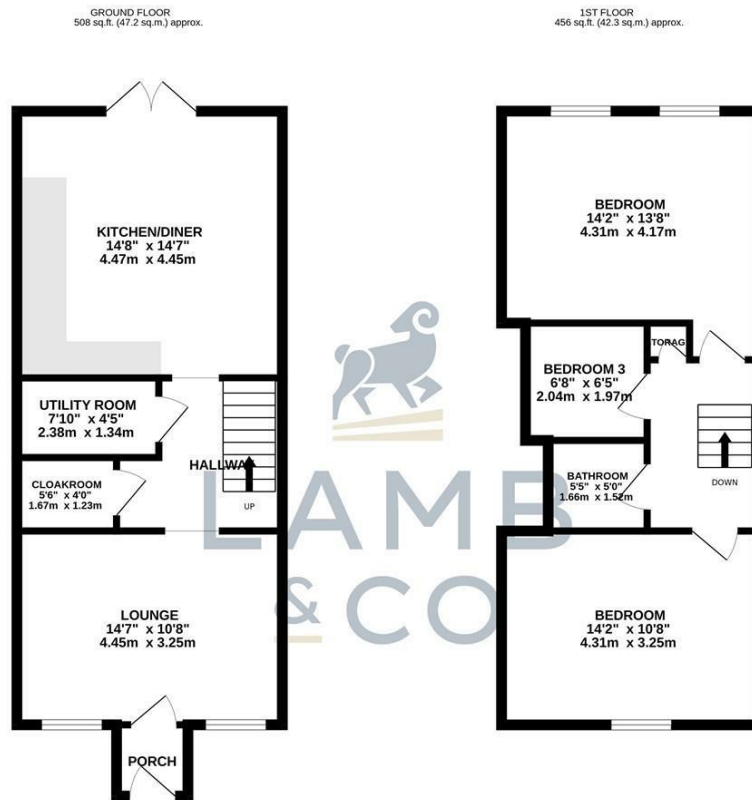
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 964 sq.ft. (89.5 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 for 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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