









# welcome to

# Vaux Avenue, Harwich

Offered for sale with no onward chain is this detached three bedroom bungalow located on a quiet cul-de-sac within easy reach of the sea front and local amenities. The property benefits from off road parking and garage.













#### **Entrance Hall**

Entered via the front door with doors to reception rooms and bedrooms, access to the loft space, large storage cupboard.

## Lounge

17' 9" x 11' 11" ( 5.41m x 3.63m )

A bright and spacious room with TV point, radiator and doors to the garden,

## Kitchen

11' 3" x 9' 5" ( 3.43m x 2.87m )

Fitted with a range of matching wall and base units, sink with mixer tap and drainer, space and plumbing for a washing machine, tumble dryer, under counter fridge, and cooker, wall mounted gas fired boiler, radiator, window to the rear overlooking the garden and door to the side.

#### **Bedroom One**

11' 3" x 12' 5" ( 3.43m x 3.78m )

Double glazed window to the front, radiator and fitted wardrobes.

#### **Bedroom Two**

11' 2" x 6' 4" ( 3.40m x 1.93m )

Double glazed window to the front and radiator.

## **Bedroom Three**

11' x 6' 3" ( 3.35m x 1.91m )

Double glazed window to the side and radiator.

## Wc

WC, wash hand basin and window to the side.

## **Shower Room**

Walk-in shower, sink basin, radiator and double glazed window to the front.

### Garden

The garden to the rear is enclosed with a patio area, lawn area, raised beds and greenhouse. To the front there is a paved driveway providing off road parking for a number of cars.

## Garage

17' 4" x 8' 5" (5.28m x 2.57m)
With electric doors and light and power.





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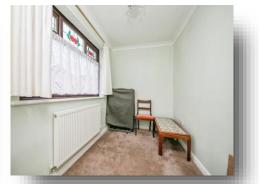
- NO ONWARD CHAIN
- **DETACHED BUNGALOW**
- THREE BEDROOMS
- GARAGE AND OFF ROAD PARKING
- **EAST FACING GARDEN**

Tenure: Freehold EPC Rating: C

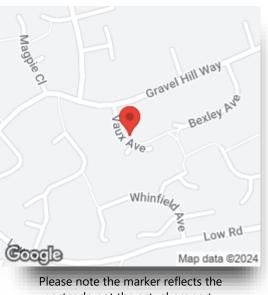
offers in excess of

£300,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW109187



Property Ref: HAW109187 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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