

Wick Lane, Harwich CO12 3TA

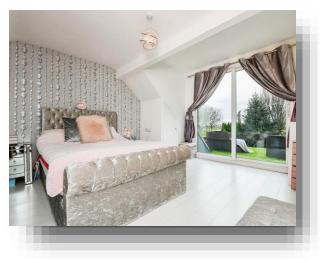


# welcome to

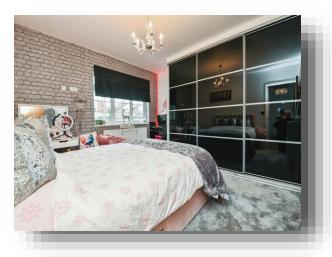
## Wick Lane, Harwich

Situated in a sought after location CLOSE TO DOVERCOURT SEA FRONT & LOCAL SCHOOLS is this four bedroom semi-detached bungalow. The property is BEAUTIFULLY PRESENTED THROUGHOUT and benefits from LARGE STUNNING KITCHEN, Bathroom, Shower Room & Off Road Parking.













## **Entrance Hall**

Composite front door, radiator, stairs to first floor.

#### Lounge

12' x 9' 10" ( 3.66m x 3.00m ) Radiator, doors opening to Dining Room.

### **Dining Area**

10' 8" x 10' 2" (  $3.25m \times 3.10m$  ) Radiator, opens from Lounge, bi-folding door leading to rear garden.

## Kitchen

20' x 15' 9" ( 6.10m x 4.80m ) Wall and base units with granite worktops and upstand, island with base units, sunken sink with hot tap mixer tap, integrated dishwasher, fridge/freezer, cooker, microwave, hob, washing machine and extractor hood, UPVC double glazed window to side, UPVC double glazed bi- folding doors to rear, radiator, spotlights.

### **Bedroom Two**

13' 9" x 10' 9" (  $4.19m\ x\ 3.28m$  ) Two UPVC double glazed windows to front, radiator, spotlights.

## **Bedroom Three**

11' 10" x 11' 10" (  $3.61m\ x\ 3.61m\ )$  UPVC double glazed window to front, fitted wardrobes, radiator.

## Bathroom

7' 10" x 6' 1" ( 2.39m x 1.85m ) Free standing bath with mixer taps and shower attachment, heated towel rail, low level WC, vanity sink, obscure UPVC double glazed window to side, fully tiled, spotlights, extractor fan.

Landing Loft access, storage cupboard.

## **Bedroom One**

14' 3" x 11' 9" ( 4.34m x 3.58m ) UPVC double glazed patio doors to rear with



#### **Bedroom Four**

11' 1" x 7' 9" ( 3.38m x 2.36m ) UPVC double glazed window to rear overlooking fields and sea, radiator.

#### **Shower Room**

Low level WC, wash hand basin, shower cubicle, heated towel rail, UPVC double glazed window to side, storage cupboard, spotlights, extractor fan.

### Outside

The rear garden comprises of a decking area leading to lawn and is fully enclosed and backs onto fields, access to driveway, summerhouse with power, light and electric heating.





## welcome to

# Wick Lane, Harwich

- Stunning Bungalow
- 4 Bedrooms
- 2 Receptions
- Shower Room & Bathroom
- Off Road Parking

Tenure: Freehold EPC Rating: E

offers in excess of

£400,000



view this property online williamhbrown.co.uk/Property/HAW109188

william h brown



01255 503125



Harwich@williamhbrown.co.uk

Cordon Way

280-282 High Street, Dovercourt, HARWICH, Essex, CO12 3PD

Please note the marker reflects the

postcode not the actual property

Kreswell Grove

Map data ©2024



williamhbrown.co.uk



Property Ref: HAW109188 - 0004 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 guidance 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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.