



**Fulmar House Heron Way, Harwich CO12 3FG**

**welcome to**  
**Fulmar House Heron Way,**  
**Harwich**

- NO ONWARD CHAIN
- Balcony
- Two Bedrooms
- Allocated Parking
- Close to Amenities

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of  
**£140,000**

**Entrance Hall**

Storage cupboard, radiator, entrance door, intercom system.

**Lounge**

13' 6" x 14' 10" ( 4.11m x 4.52m )

UOVC double glazed French doors to front to balcony, two radiators, opens to Kitchen.

**Kitchen**

8' 2" x 9' ( 2.49m x 2.74m )

Matching wall and base units with roll-edge work surface and tiled splashback, integrated cooker, hob and hood, fridge/freezer, washing machine, one and a half bowl stainless steel sink and drainer.

**Bedroom One**

14' 10" x 8' 3" ( 4.52m x 2.51m )

UPVC double glazed window to front, radiator.

**Bedroom Two**

8' 6" x 8' 2" ( 2.59m x 2.49m )

UPVC double glazed window to front, radiator.

**Bathroom**

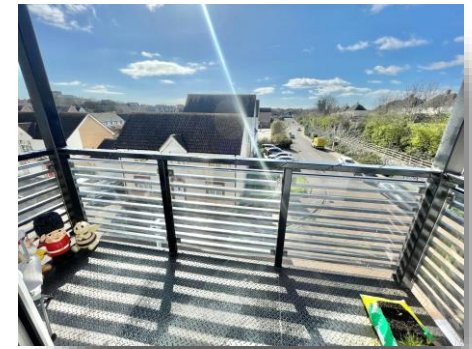
9' 3" x 5' 11" ( 2.82m x 1.80m )

Low level WC, pedestal wash hand basin, radiator, extractor fan, bath with shower over, part tiled walls.

**Outside**

The property has an allocated parking

space.



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**Property Ref:**

HAW108338 - 0004

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