









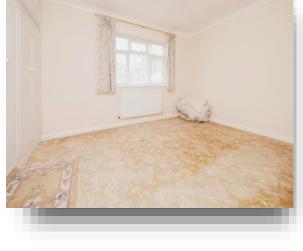
welcome to

Whinfield Avenue, Dovercourt Harwich

Situated in a quiet cul-de-sac location and offered with NO ONWARD CHAIN is this two bedroom detached bungalow. The property benefits from DRIVEWAY & GARAGE as well as CONSERVATORY...

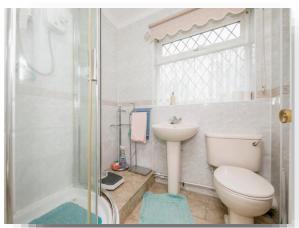












Entrance Hall

UPVC double glazed front door, radiator, storage cupboard.

Lounge

15' 9" x 10' 10" (4.80m x 3.30m)

Patio doors to rear leading to conservatory, radiator.

Kitchen

10' 7" x 10' 4" (3.23m x 3.15m)

UPVC double glazed window to front, matching wall and base units with tiled splashback, integrated cooker, hob and hood, radiator, sink with mixer taps and draining board, space for washing machine and fridge/freezer, door to side leading to driveway.

Conservatory

19' 7" x 8' (5.97m x 2.44m)

Brick and UPVC construction, UPVC double glazed door to garden.

Bedroom One

12' 2" x 9' 8" (3.71m x 2.95m)

UPVC double glazed window to rear, radiator, fitted wardrobes

Bedroom Two

11' 6" x 8' (3.51m x 2.44m)

UPVC double glazed window to front, radiator.

Bathroom

Shower cubicle, low level WC, pedestal wash hand basin, obscure UPVC double glazed window to front, tiled walls.

Outside

The property is situated in quiet cul-de-sac location and is approached via a block paved driveway leading to garage, there is path to front door and lawn area. The rear garden comprises of a patio area and is mainly laid to lawn with an array of plants and shrubs.

Agents Note

The sale of this property is subject to grant of

probate. Please seek an update from the branch with regards to the potential timeframes involved.





welcome to

Whinfield Avenue, Dovercourt Harwich

- **Detached Bungalow**
- 2 Bedrooms
- Conservatory
- Driveway & Garage
- No Onward Chain

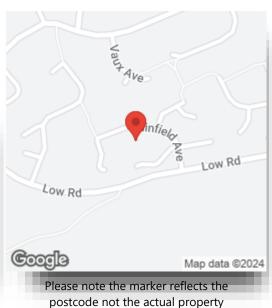
Tenure: Freehold EPC Rating: D

£260,000







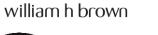


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Property Ref: HAW109272 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer 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 property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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





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