



**Bullfinch Close, Harwich CO12 4WH**

**welcome to**

**Bullfinch Close, Harwich**

Guide Price £300,000 - £325,000 A well presented three bedroom detached house benefiting from TWO RECEPTION ROOMS, CLOAKROOM, EN-SUITE as well as DRIVEWAY & GARAGE. The property is ideally located for LOCAL SCHOOLS and close proximity to DOVERCOURT SEA FRONT.



### **Entrance Hall**

Entrance door, stairs to first floor, doors to Lounge and Dining Room.

### **Lounge**

11' 3" x 13' 9" ( 3.43m x 4.19m )

UPVC double glazed window to rear, radiator, door to Kitchen.

### **Kitchen**

11' 5" max x 9' 4" max ( 3.48m max x 2.84m max )

Matching wall and base units with roll-edge work top and tiled splashback, sink with mixer taps and draining board, UPVC double glazed window to side, UPVC double glazed bay window to rear with French doors leading to rear garden, storage cupboard, radiator.

### **Dining Room**

9' 9" max x 8' 4" max ( 2.97m max x 2.54m max )

UPVC double glazed bay window to front, radiator.

### **Cloakroom**

Obscure UPVC double glazed window to side, pedestal wash hand basin, low level WC, radiator.

### **First Floor Landing**

Loft hatch, airing cupboard.

### **Bedroom One**

11' 4" max x 12' 8" max ( 3.45m max x 3.86m max )

UPVC double glazed window to front, radiator.

### **En-Suite**

Double shower cubicle, pedestal wash hand basin, low level WC, radiator, obscure UPVC double glazed window to front.

### **Bedroom Two**

8' 10" x 13' 4" ( 2.69m x 4.06m )

UPVC double glazed window to rear, radiator.

### **Bedroom Three**

9' 9" max x 12' 1" max ( 2.97m max x 3.68m max )

UPVC double glazed window to rear, radiator.

### **Bathroom**

Bath, pedestal wash hand basin, low level WC, radiator, part tiled walls.

### **Outside**

To the front of the property there is a driveway to front leading to garage with up and over door and access to rear garden. The rear garden comprises of a patio area and is mainly laid to lawn and is fully enclosed with garden shed.



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welcome to

## Bullfinch Close, Harwich

- Well Presented Detached House
- 3 Bedrooms
- 2 Receptions
- Cloakroom & En-Suite
- Driveway & Garage

Tenure: Freehold EPC Rating: D

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109422 - 0006

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