









welcome to

Bullfinch Close, Harwich

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

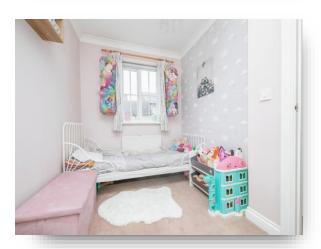












Entrance Hall

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

 $8' 10" \times 13' 4" (2.69m \times 4.06m)$ 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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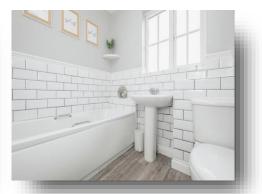
Bullfinch Close, Harwich

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

Tenure: Freehold EPC Rating: D

£300,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW109422



Property Ref: HAW109422 - 0006 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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