



St. Augustines Court, Harwich CO12 3EY

welcome to

St. Augustines Court, Harwich

Situated CLOSE TO TOWN CENTRE, SEA FRONT & RAILWAY STATION is this three bedroom detached bungalow benefiting from SPACIOUS ACCOMMODATION including SUN ROOM, CONSERVATORY as well as OFF ROAD PARKING.



Entrance Hall

8' 3" x 8' 9" (2.51m x 2.67m)

UPVC double glazed window to front, radiator, UPVC double glazed front door.

Lounge

15' 8" x 11' 7" (4.78m x 3.53m)

UPVC double glazed window to front, radiator, opens to Dining Room.

Dining Room

16' 7" x 8' 7" (5.05m x 2.62m)

Three skylights, radiator, window to front, two windows to side, patio door to sun room.

Sun Room

14' 5" x 8' 7" (4.39m x 2.62m)

UPVC double glazed windows to side and rear, door to rear to garden.

Kitchen

11' 9" max x 11' 7" max (3.58m max x 3.53m max)

Matching wall and base units with roll-edge work top and tiled splashbacks, one and a half bowl sink and drainer, integrated cooker, hob, hood and microwave, space for fridge/freezer, UPVC double glazed window to rear.

Utility Room

4' 8" x 7' 1" (1.42m x 2.16m)

Plumbing for washing machine, space for tumble dryer, UPVC double glazed door to rear garden, UPVC double glazed window to rear.

Conservatory

9' 9" x 11' 7" (2.97m x 3.53m)

Brick and UPVC construction with French doors leading to rear garden.

Internal Hall

Loft access, cupboard housing boiler.

Bedroom One

11' 2" x 10' 10" (3.40m x 3.30m)

UPVC double glazed window to front, radiator.

En-Suite

Walk in shower, vanity sink, low level WC, heated towel rail, spotlights, extractor fan.

Bedroom Two

8' 9" x 11' 9" (2.67m x 3.58m)

Currently used as a study. UPVC double glazed window to side, radiator, doors to rear leading to Conservatory.

Bedroom Three

11' 5" x 8' 5" (3.48m x 2.57m)

UPVC double glazed window to rear, radiator.

Bathroom

6' 9" x 5' 8" (2.06m x 1.73m)

Bath with shower over, low level WC, heated towel rail, fully tiled, spotlights, extractor fan.

Outside

To the front of the property there is a block paved driveway and raised flowerbeds. To the rear of the property there is an array of plants and shrubs and artificial grass. There is a brick built summer house with power and light.

Agents Note

The vendor has advised us that the sauna and hot tub are to remain.



view this property online williamhbrown.co.uk/Property/HAW109413



welcome to

St. Augustines Court, Harwich

- Detached Bungalow
- 3 Bedrooms
- En-Suite
- Conservatory & Sun Room
- Off Road Parking

Tenure: Freehold EPC Rating: Awaiting

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HAW109413](https://www.williamhbrown.co.uk/Property/HAW109413)



Property Ref:
HAW109413 - 0003

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 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.

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.



william h brown



01255 503125



Harwich@williamhbrown.co.uk



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



williamhbrown.co.uk