









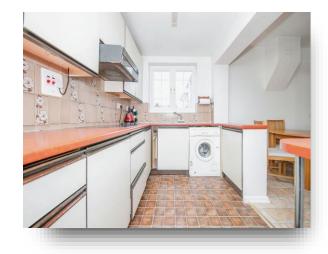
welcome to

Devon Way, Harwich

A two bedroom semi-detached bungalow situated in a popular location on a GOOD SIZE PLOT within CLOSE PROXIMITY OF LOCAL SHOPS & SEA FRONT. The property benefits from CONSERVATORY, SEPARATE DRIVEWAY & GARAGE and is offered with NO ONWARD CHAIN....













Entrance Hall

Entrance door, radiator, storage cupboard.

Lounge

12' $10" \times 17' 5"$ ($3.91m \times 5.31m$) Radiator, UPVC double glazed window to rear, door into Conservatory.

Dining Room

10' 10" \times 10' 10" (3.30m \times 3.30m) Access to kitchen, radiator, door to conservatory.

Kitchen

11' 1" x 6' 4" (3.38m x 1.93m)

UPVC double glazed windows to front and rear, matching wall and base units with roll-edge work top and tiled splashback, sink with draining board, space for appliances.

Conservatory

12' 7" x 11' 5" ($\bar{3}.84$ m x 3.48m) Brick and UPVC construction, doors into garden.

Bedroom One

11' 10" max x 11' 10" max (3.61m max x 3.61m max) UPVC double glazed window to front, radiator.

Bedroom Two

11' 9" \times 10' 10" ($3.58m \times 3.30m$) UPVC double glazed window to front, radiator.

Bathroom

Shower cubicle, wash hand basin, low level WC, part tiled walls, radiator, UPVC double glazed window to side.

Outside

To the front of the property there is a dropped kerb leading to driveway leading to garage. There is a lawn area, plants, shrubs and pathway to front door. The rear garden is mainly laid to lawn with patio area and various shrubs and plants.





welcome to

Devon Way, Harwich

- Semi-Detached Bungalow
- 2 Bedrooms
- Separate Driveway & Garage
- Close to Local Shops
- No Onward Chain

Tenure: Freehold EPC Rating: C

£290,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW109495



Property Ref: HAW109495 - 0005 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.





01255 503125



Harwich@williamhbrown.co.uk



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



williamhbrown.co.uk

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.