



**Pelham Close, Harwich CO12 4UR**

**welcome to**

**Pelham Close, Harwich**

A two bedroom semi-detached bungalow situated in a popular location within CLOSE PROXIMITY OF LOCAL SHOPS & DOVERCOURT SEA FRONT. The property benefits from OFF ROAD PARKING & GARAGE.



### **Utility Room**

8' 7" x 4' 8" ( 2.62m x 1.42m )

UPVC double glazed entrance door to rear and side, plumbing for washing machine, door into Kitchen.

### **Kitchen**

10' 9" x 8' 3" ( 3.28m x 2.51m )

Matching wall and base units with roll-edge work top and tiled splashback, one and a half bowl stainless steel sink with mixer tap and draining board, radiator, UPVC double glazed window to side, window to rear, integrated double oven and hob, space for dishwasher, door to rear leading to conservatory.

### **Lounge**

18' 4" x 9' 9" ( 5.59m x 2.97m )

Patio doors leading to rear garden, radiator, serving hatch.

### **Internal Hall**

Three storage cupboards, loft access.

### **Bedroom One**

13' 5" x 9' 9" ( 4.09m x 2.97m )

UPVC double glazed window to front, radiator, fitted wardrobes.

### **Bedroom Two**

9' 9" x 8' 9" ( 2.97m x 2.67m )

Currently used as a craft room. Radiator, UPVC double glazed window to rear with door to front overlooking field.

### **Wet Room**

Pedestal wash hand basin, low level WC, two showers, heated towel rail, UPVC double glazed window to side, fully tiled, extractor fan.

### **Outside**

The front garden opens out to the field. There is a footpath to the side of the property leading to the rear garden leading to driveway, garage and shed.



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welcome to

## Pelham Close, Harwich

- Semi-Detached Bungalow
- Lounge
- Kitchen
- Utility Room
- Driveway & Garage

Tenure: Freehold EPC Rating: C

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109545 - 0003

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william h brown



**01255 503125**



Harwich@williambrown.co.uk



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



**williambrown.co.uk**