

# Woodlands, Great Oakley Harwich CO12 5BZ



## welcome to

## Woodlands, Great Oakley Harwich

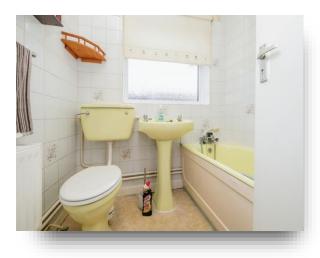
Situated in the popular village of Great Oakley is this two bedroom semi-detached house benefiting from DRIVEWAY & GARAGE. \*\*\*NO ONWARD CHAIN\*\*\*













### **Entrance Hall**

Entrance door, loft access, radiator.

#### Lounge

17' 5" x 10' 10" ( 5.31m x 3.30m ) Two radiators, UPVC double glazed window to front, feature fireplace.

#### **Kitchen/ Diner**

17' 1" max x 8' 8" max ( 5.21m max x 2.64m max ) Matching wall and base units, roll-edge work top and tiled splashback, one and a half bowl sink with mixer taps and draining board, two UPVC double glazed windows to side and UPVC double glazed window to rear, radiator, UPVC double glazed door leading to garden, space for cooker, tumble dryer and washing machine and fridge/freezer.

#### **Bedroom One**

13' 7" max x 10' max ( 4.14m max x 3.05m max ) Radiator, UPVC double glazed window to rear.

#### **Bedroom Two**

10' 7" x 8' 5" ( 3.23m x 2.57m ) UPVC double glazed window to front, radiator.

#### Bathroom

Low level WC, pedestal wash hand basin, bath with mixer taps and shower over, fully tiled, UPVC obscure double glazed window to side.

#### Outside

To the front of the property there is a lawn area with driveway leading to garage with up and over door, power and light, gate into rear garden. The rear garden is mainly laid to lawn with shrubs and garden shed.





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- Semi-Detached Bungalow
- 2 Bedrooms
- Lounge
- Driveway & Garage
- No Onward Chain

Tenure: Freehold EPC Rating: C

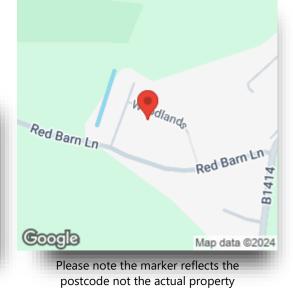
## £230,000





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The Property Ombudsman

Property Ref: HAW109603 - 0002 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.

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