









# welcome to

# **Cherry Tree Cottages Clacton Road, Little Oakley Harwich**

GUIDE PRICE £190,000 - £200,000. Located in the popular village of Little Oakley with field views to front and rear as well as sea views is this two bedroom cottage. The property benefits from two bedrooms, two reception rooms and is offered with NO ONWARD CHAIN.













#### Lounge

12' 1" x 9' 9" ( 3.68m x 2.97m )
UPVC double glazed window to front, UPVC double glazed front door, feature fireplace and radiator.

### **Dining Room**

12' 7" x 12' (3.84m x 3.66m) Log burner, stairs to first floor, storage cupboard, UPVC double glazed window to rear, radiator.

#### Kitchen

18' 2" x 6' 5" ( 5.54m x 1.96m )

Matching wall and base units with roll-edge work top and tiled splashbacks, one and a half bowl ceramic sink with mixer taps and draining board, integrated cooker, hob, space for washing machine and fridge/freezer, UPVC double glazed windows to side and rear, door to side leading to garden.

## Landing

Loft access.

#### **Bedroom One**

10' 1" x 12' (3.07m x 3.66m)
UPVC double glazed window to front, radiator, feature fireplace.

#### **Bedroom Two**

8' x 9' 9" ( 2.44m x 2.97m ) UPVC double glazed window to rear, radiator, storage cupboard.

#### **Shower Room**

8' 2" x 6' 7" ( 2.49m x 2.01m )

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

#### Outside

There is a garden to rear, outside tap, gated side access. There is a pergola, patio area to rear and has fields to front and rear with sea views.





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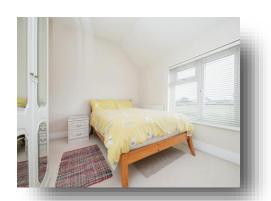
- Well Presented Cottage
- 2 Bedrooms
- 2 Reception Rooms
- Field Views to Front & Rear
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

# £190,000 - £200,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/HAW109565



Property Ref: HAW109565 - 0009 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

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