

# Plain Cottage Queen Street, Great Oakley Harwich CO12 5AS



## welcome to

## Plain Cottage Queen Street, Great Oakley Harwich

Situated in the popular village of Great Oakley, within close proximity of local primary school, village shop and pub is this WELL PRESENTED three bedroom house. The property benefits from TWO RECEPTION ROOMS, CLOAKROOM, STUDY as well as DRIVEWAY & GARAGE.













#### **Entrance Porch**

Entrance door, door into:-

#### Lounge

13' 9" max x 13' 8" max ( 4.19m max x 4.17m max ) Exposed beams, window to front, radiator, door into store room which has door leading to cloakroom.

#### Cloakroom

Low level WC, wash hand basin.

#### **Dining Room**

12' x 12' 2" ( 3.66m x 3.71m ) Patio doors leading to rear garden, radiator, log burner, opens to kitchen.

### Kitchen

12' 9" x 7' 4" ( 3.89m x 2.24m ) Two skylights, spotlights, matching wall and base units with roll-edge work top and upstand, one and a half bowl sink with mixer tap and draining board, space for cooker, washing machine and fridge/freezer, door to inner hallway.

#### **Inner Hallway**

Stable door to garden, boiler.

### Study

8' x 12' (2.44m x 3.66m) Potential to be a fourth bedroom. Window to side, radiator.

#### Landing Bedroom One

12' 2" x 12' 2" ( 3.71m x 3.71m ) Window to front, radiator.

### **Bedroom Two**

10' 5" x 7' 2" ( 3.17m x 2.18m ) Window to rear, radiator.

#### **Bedroom Three**

8' 5" x 8' 5" ( 2.57m x 2.57m ) Window to front, radiator.

#### Bathroom

Bath with shower, low level WC, window to rear, tiled walls, pedestal wash hand basin.

#### Outside

To the front the property is enclosed by picket fence with path to front door. There is a driveway providing off road parking and garage with up and over door, personal door to the garden. The rear garden comprises of a patio area and is mainly laid to lawn, fully enclosed with gated rear access.





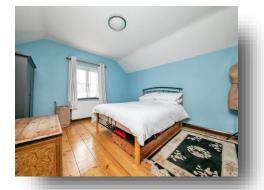
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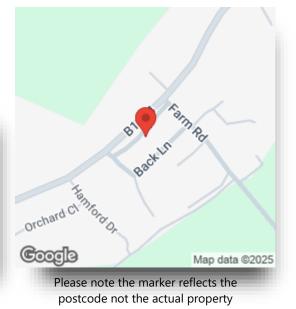
- Well Presented Cottage
- 3 Bedrooms
- 2 Receptions
- Study
- Driveway & Garage

Tenure: Freehold EPC Rating: E

# £375,000







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The Property Ombudsman

Property Ref: HAW108711 - 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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