

Yeomanry Gardens, Dovercourt Harwich CO12 5FJ



welcome to

Yeomanry Gardens, Dovercourt Harwich

NO ONWARD CHAIN - Located on the outskirts of Dovercourt this beautifully presented three bedroom detached bungalow offers modern living. The property boasts a stylish kitchen with integrated appliances, en-suite as well as family bathroom. Externally the property benefits from driveway and garage.













Entrance Hall

Composite entrance door, radiator, loft access, storage cupboard.

Lounge

14' 6" x 12' 8" (4.42m x 3.86m) UPVC double glazed window and door to rear leading to garden.

Kitchen/ Diner

19' 3" x 9' 3" (5.87m x 2.82m)

Matching wall and base units with roll-edge work top and upstand, integrated cooker, microwave, hob, extractor hood, fridge/freezer, dishwasher and washing machine. One and a half bowl stainless steel sink with mixer tap and drainer, spotlights, cupboard housing boiler, spotlights, UPVC double glazed window to rear, UPVC double glazed door to rear garden.

Bedroom One

14' 7" into bay x 11' 6" (4.45m into bay x 3.51m) UPVC double glazed bay window to front, radiator.

En-Suite

Low level WC, wash hand basin, shower cubicle, heated towel rail, fully tiled, spotlights, extractor fan, obscure UPVC double glazed window to side.

Bedroom Two

12' 8" x 10' 5" ($3.86m\ x\ 3.17m$) UPVC double glazed window to front, radiator.

Bedroom Three 8' 5" x 10' 5" (2.57m x 3.17m)

8' 5" x 10' 5" (2.57m x 3.17m) UPVC double glazed window to side, radiator.

Bathroom

Heated towel rail, low level WC, vanity sink, bath with mixer taps and shower over, fully tiled, extractor fan, spotlights, obscure UPVC double glazed window to side.

Outside

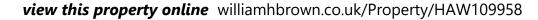
The rear garden comprises of a patio area, lawn area,



raised flowerbeds, garden shed and gates to side access. The front garden is laid to stone chippings, with shrubs and block paved driveway leading to garage.

Garage

With up and over door, power and light connected, personal door to side leading to garden.





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Yeomanry Gardens, Dovercourt Harwich

- **Beautifully Presented Detached Bungalow**
- 3 Bedrooms
- Lounge/Diner
- En-Suite & Bathroom
- Driveway & Garage

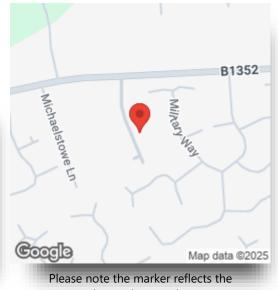
Tenure: Freehold EPC Rating: B Council Tax Band: D

£400,000





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postcode not the actual property

The Property Ombudsman

Property Ref: HAW109958 - 0003 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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