



Abbott Road, HARWICH CO12 4UY

welcome to

Abbott Road, HARWICH

NO ONWARD CHAIN Situated in a popular location within close proximity of Dovercourt sea front and local shops is this two bedroom detached bungalow. The property benefits from CONSERVATORY as well as OFF ROAD PARKING & GARAGE.



Entrance Porch

UPVC double glazed entrance porch.

Entrance Hall

UPVC double glazed front door, radiator.

Lounge

15' 7" x 11' 1" (4.75m x 3.38m)

Radiator, feature fireplace, patio doors to rear leading to Conservatory.

Kitchen

10' 8" x 9' (3.25m x 2.74m)

Matching wall and base units with roll-edge work top and tiled splashback, integrated fridge/freezer, cooker, microwave, washing machine, hob and hood, stainless steel sink with mixer and drainer, radiator, boiler in cupboard, radiator, UPVC double glazed window to front.

Conservatory

12' x 6' 2" (3.66m x 1.88m)

UPVC double glazed patio doors leading to rear garden, radiator.

Bedroom One

14' 4" x 9' 8" (4.37m x 2.95m)

UPVC double glazed window to rear, radiator.

Bedroom Two

10' 5" x 8' 4" (3.17m x 2.54m)

UPVC double glazed window to front, radiator.

Bathroom

Low level WC, wash hand basin, walk in shower cubicle, fully tiled, obscure UPVC double glazed window to front.

Outside

To the front of the property there is a block paved driveway leading to garage. The rear garden comprises of a patio area, shingle, summer house, gated side access, door into garage.

Garage

Up and over door, door to side leading to garden.

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



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Abbott Road, HARWICH

- Detached Bungalow
- 2 Bedrooms
- Conservatory
- Driveway & Garage
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HAW109912 - 0005

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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