



Willow Way, Harwich CO12 4HR

welcome to

Willow Way, Harwich

A WELL PRESENTED three bedroom house situated in a popular location within CLOSE PROXIMITY of local shops and schools. The property benefits from open plan living accommodation, DRIVEWAY & GARAGE.



Entrance Porch

UPVC double glazed front door, UPVC double glazed window to front.

Snug Area/Reception Room

14' 6" x 8' 5" (4.42m x 2.57m)

Spotlights, window to side.

Kitchen/Lounge/Diner

22' 11" max x 15' (6.99m max x 4.57m)

Matching wall and base units with square edge work top, integrated dishwasher, hob, hood, oven and combination oven, space for fridge/freezer, feature fireplace, island with breakfast bar, radiator, spotlights, stairs to first floor, UPVC double glazed window to rear, stairs to first.

First Floor Landing

Loft access.

Bedroom One

11' 2" x 10' 2" (3.40m x 3.10m)

UPVC double glazed window to rear, storage cupboard.

Bedroom Two

12' x 8' (3.66m x 2.44m)

UPVC double glazed window to front, radiator.

Bedroom Three

8' 10" x 8' 1" (2.69m x 2.46m)

UPVC double glazed window to front, radiator.

Bathroom

Low level WC, vanity sink, bath with mixer taps and shower over, fully tiled, heated towel rail, obscure UPVC double glazed window to rear.

Outside

The rear garden comprises of artificial grass and patio area. There is a summerhouse/bar measuring 19'8 x 13'1 with window and door to front, power and light connected. To the front of the property there is a driveway to garage.



view this property online williamhbrown.co.uk/Property/HAW108965



welcome to

Willow Way, Harwich

- Well Presented House
- 3 Bedrooms
- Open Plan Accommodation
- Popular Location
- Driveway & Garage

Tenure: Freehold EPC Rating: E

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW108965



Property Ref:
HAW108965 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01255 503125



Harwich@williamhbrown.co.uk



280-282 High Street, Dovercourt, HARWICH,
Essex, CO12 3PD



williamhbrown.co.uk