









welcome to

Devon Way, Harwich

A RECENTLY MODERNISED & WELL PRESENTED three bedroom semi-detached bungalow situated in a popular location within close proximity of local shops and sea front. The property benefits from A SHARED DRIVEWAY & NO ONWARD CHAIN.

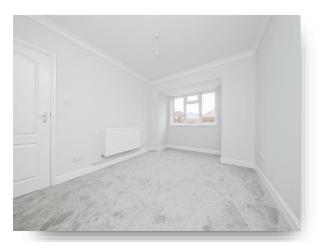












Entrance Porch

Double glazed with windows to front and side, tiled flooring, storage cupboard,

Entrance Hall

Radiator, tiled flooring.

Lounge

14' 2" x 9' 9" (4.32m x 2.97m)
Double glazed window to rear, radiator.

Kitchen

13' 9" x 8' 1" (4.19m x 2.46m)

Double glazed window to side and double glazed doors to rear, high gloss fronted units, square edge work surface, one and a half bowl sink and drainer, hob with extractor over, electric oven, tiled flooring.

Bedroom One

14' 2" max x 11' 9" (4.32m max x 3.58m)
Double glazed bay window to front, radiator.

Bedroom Two

10' 9" x 9' 9" (3.28m x 2.97m) Double glazed window to front, radiator.

Bedroom Three

 $9' 9" \times 7' 9" (2.97m \times 2.36m)$ Double glazed window to side, radiator.

Bathroom

Extractor fan, obscure double glazed window to rear, panelled bath with mixer taps and electric shower over, low level WC, wash hand basin, fully tiled, radiator, tiled flooring.

Outside

The rear garden comprises of patio area and lawn area and is fully enclosed. To the front of the property there is a shared driveway, block paving and slate to front and enclosed by brick wall.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the

Branch for more details





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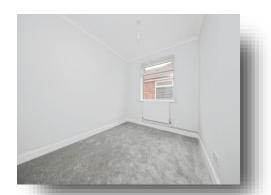
Devon Way, Harwich

- Modernised Semi-Detached Bungalow
- 3 Bedrooms
- Well Presented Throughout
- Off Road Parking
- **Shared Driveway**

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£275,000







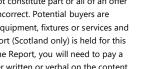


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110029



Property Ref: HAW110029 - 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 quidance 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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