









welcome to

Sweden Close, Harwich

Offers in the Region of ****£325,000 - £335,000**** Situated ideally for local shops, schools and retail park is this VERY WELL PRESENTED three bedroom detached bungalow. The property benefits from EN-SUITE & BATHROOM as well as outside Cabin/Office and DRIVEWAY.













Entrance Hall

Composite front door, two UPVC double glazed windows to front, radiator, loft access, storage cupboard, spotlights.

Lounge

17' 4" x 10' 9" (5.28m x 3.28m) Radiator, UPVC double glazed window to side, double doors to Kitchen.

Kitchen

20' 1" x 12' 3" (6.12m x 3.73m)

Matching wall and base units with square edge work top and tiled splashback, two integrated fridge/freezers, two cookers, hob, extractor fan, UPVC double glazed window to rear and side, UPVC double glazed French doors leading to garden, double doors to laundry room.

Laundry Room

Space and plumbing for washing machine, tumble dryer and dishwasher, radiator, boiler, spotlights, worktop space and fitted storage.

Bedroom One

12' 7" \times 10' 8" ($3.84m \times 3.25m$) UPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom Two

9' 9" x 8' 8" ($2.97m \times 2.64m$) UPVC double glazed window to front, radiator.

Bedroom Three

 $6' 10" \times 9' 8" (2.08m \times 2.95m)$ UPVC double glazed window to side, radiator.

En-Suite

Shower cubicle, vanity sink, low level WC, heated towel rail, fully tiled, UPVC double glazed obscure window to side, spotlights, extractor fan.

Bathroom

Low level WC, vanity sink, bath with mixer taps and shower attachment, fully tiled, spotlights, extractor

fan.

Outside

The rear garden comprises of a patio area, lawn area, gate from driveway.

Cabin/ Outside Office

 $17' \ 7'' \times 6' \ 7'' \ (5.36m \times 2.01m)$ Spotlights, UPVC double glazed patio doors to front, door into store room.





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Sweden Close, Harwich

- Beautifully Presented Detached Bungalow
- 3 Bedrooms
- Kitchen & Laundry Room
- En-Suite & Bathroom
- Off Road Parking

Tenure: Freehold EPC Rating: D

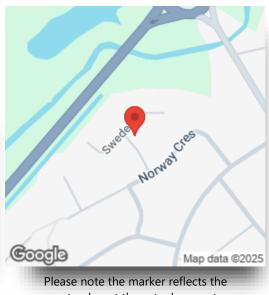
Council Tax Band: C

£325,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW109783



Property Ref: HAW109783 - 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 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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