



Bay View Crescent, Little Oakley Harwich CO12 5EG

welcome to

Bay View Crescent, Little Oakley Harwich

An extended and well presented three bedroom semi-detached house situated in a popular location within Little Oakley. The property benefits from TWO RECEPTIONS, CONSERVATORY as well as OFF ROAD PARKING.



Entrance Hall

Composite front door, radiator, UPVC double glazed window to side, stairs to first floor.

Lounge

12' 4" x 11' 4" (3.76m x 3.45m)

UPVC double glazed window to front, radiator.

Kitchen/ Diner

18' 10" x 13' 2" (5.74m x 4.01m)

Matching wall and base units, roll-edge work top, tiled splashback, integrated cooker, hob and hood, stainless steel sink with mixer taps, UPVC double glazed window to rear, storage cupboard, radiator, space for fridge/freezer, UPVC double glazed door to rear leading to garden.

Conservatory

8' max x 11' 3" max (2.44m max x 3.43m max)

Brick and UPVC, French doors to rear garden, radiator.

First Floor Landing

UPVC double glazed window to side, loft access, airing cupboard.

Bedroom One

10' 6" x 11' 5" (3.20m x 3.48m)

UPVC double glazed window to front, radiator, storage cupboard.

Bedroom Two

12' 6" x 9' 9" (3.81m x 2.97m)

UPVC double glazed window to rear, radiator, storage cupboard.

Bedroom Three

8' 4" x 8' 2" (2.54m x 2.49m)

UPVC double glazed window to front, radiator, fitted wardrobes, radiator.

Bathroom

Bath with mixer tap and shower over, heated towel rail, extractor fan, vanity sink, low level WC, obscure UPVC double glazed window to rear.

Outside

The rear garden comprises of a patio area, lawn area, workshop with power and gate to side access. To the front of the property there is a driveway providing off road parking.



view this property online williamhbrown.co.uk/Property/HAW110196



welcome to

Bay View Crescent, Little Oakley Harwich

- Extended Semi-Detached House
- 3 Bedrooms
- 2 Receptions
- Conservatory
- Off Road Parking

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

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110196



Property Ref:
HAW110196 - 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