









### welcome to

# **Balton Way, Harwich**

Situated in a popular location is this well presented three bedroom semi-detached bungalow offered with NO ONWARD CHAIN. The property is ideally located for local shops and is within CLOSE PROXIMITY OF SEA FRONT. The property benefits from GARAGE.













#### **Entrance Porch**

Double glazed composite front door.

#### **Entrance Hall**

Laminate flooring, radiator.

#### Lounge

16' 9" x 11' 4" (5.11m x 3.45m) Radiator, laminate flooring, leading to Dining Area.

#### **Dining Area**

10' 4" x 7' 8" ( 3.15m x 2.34m ) Radiator, laminate flooring, UPVC double glazed patio doors to rear garden.

#### Kitchen

18' 5" x 11' 9" narrowing to 8' 3" ( 5.61m x 3.58m narrowing to 2.51m )

Double glazed windows to side and rear, double glazed door to rear, wall units, 5 ring gas hob, extractor hood and double oven, one and a half bowl sink and drainer, square edge work surface, double oven, space and plumbing for fridge/freezer, dishwasher and washing machine, breakfast bar area, wine rack, tiled flooring, cupboard housing boiler.

# First Floor Landing Bedroom One

14' 7"  $\times$  10' 2" (  $4.45 \, \text{m} \times 3.10 \, \text{m}$  ) Double glazed window to front, radiator, laminate flooring.

#### **Bedroom Two**

9' 9" x 7' 7" ( 2.97m x 2.31m )

Double glazed window to side, radiator, laminate flooring.

#### **Bedroom Three**

9' 9" x 7' 4" ( 2.97m x 2.24m )

Double glazed window to front, radiator, laminate flooring.

#### Bathroom

Spotlights, obscure double glazed window to side, panelled bath with chrome mixer taps, electric mains

shower cubicle with extractor, low level WC, wash hand basin with high gloss fronted unit under, tiled flooring.

# Outside Garage

Power and light connected, up and over door.

#### Outside

The rear garden comprises of a patio area with steps down to further patio area, plants and shrub borders. To the front of the property there is a lawn area with path leading to front door. There is a garage in block.





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## **Balton Way, Harwich**

- Semi-Detached Bungalow
- Well Presented
- 3 Bedrooms
- Garage
- No Onward Chain

Tenure: Freehold EPC Rating: C

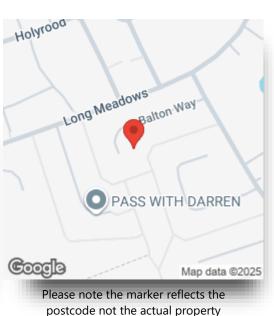
Council Tax Band: C

# £275,000









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Property Ref: HAW110210 - 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 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

### 01255 503125



Harwich@williamhbrown.co.uk



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



williamhbrown.co.uk

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.