



**Balton Way, Harwich CO12 4UP**

**welcome to**

**Balton Way, Harwich**

\*\*\*NO ONWARD CHAIN\*\*\* A three bedroom detached house situated ideally for local schools and shops as well as close proximity to Dovercourt sea front. The property benefits from GARAGE.



## **Entrance Porch**

UPVC double glazed entrance porch leading to:-

shingle with access to rear garden. The rear garden is laid to lawn with decking area and shingle area. There is a garage in block.

## **Entrance Hall**

Stairs to first floor.

## **Lounge/ Diner**

22' 7" x 11' 7" ( 6.88m x 3.53m )

UPVC double glazed windows to front and rear, radiator.

## **Kitchen**

10' x 9' 5" ( 3.05m x 2.87m )

Matching wall and base units with roll-edge work top and tiled splashbacks, one and a half bowl stainless steel sink with mixer and drainer, cooker, space for white goods appliances, window to rear, door to rear leading to Conservatory.

## **Lean To**

Space and plumbing for white goods, door to garden.

## **First Floor Landing**

UPVC double glazed window to side, loft access.

## **Bedroom One**

12' 7" x 11' 3" ( 3.84m x 3.43m )

UPVC double glazed window to front, radiator.

## **Bedroom Two**

11' 3" x 10' 7" ( 3.43m x 3.23m )

UPVC double glazed window to front, radiator.

## **Bedroom Three**

7' 1" x 6' 11" ( 2.16m x 2.11m )

UPVC double glazed window to front, radiator.

## **Wet Room**

Shower, low level WC, pedestal wash hand basin, tiled walls, UPVC obscure double glazed window to rear, spotlights, extractor fan.

## **Outside**

To the front of the property the garden is laid to



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welcome to

## Balton Way, Harwich

- Detached House
- 3 Bedrooms
- Lounge & Dining Room
- Conservatory
- Driveway & Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £180,000

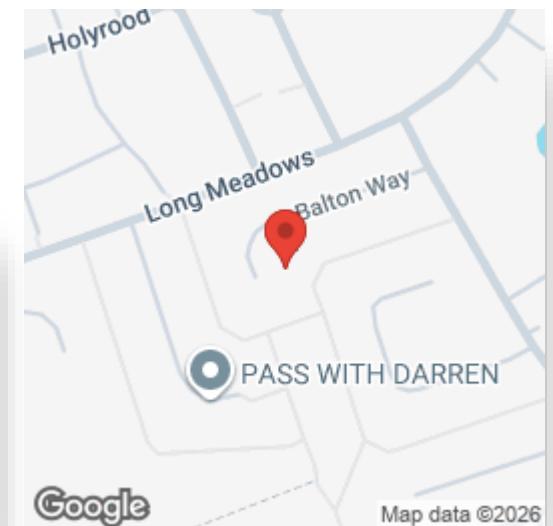


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Property Ref:  
HAW110402 - 0005



Please note the marker reflects the postcode not the actual property



**01255 503125**



Harwich@williamhbrown.co.uk



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



**williamhbrown.co.uk**