



**Balton Way, Harwich CO12 4UP**

**welcome to**

**Balton Way, Harwich**

\*\*\*NO ONWARD CHAIN\*\*\* Located ideally within CLOSE PROXIMITY OF SEA FRONT, LOCAL SHOPS PRIMARY SCHOOLS, SECONDARY SCHOOL as well as local Doctors surgery is this spacious three bedroom detached family home. The property benefits from CONSERVATORY as well as DRIVEWAY & GARAGE.



### **Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

### **Entrance Porch**

UPVC double glazed entrance porch leading to:-

### **Entrance Hall**

Stairs to first floor.

### **Lounge Area**

12' x 11' 6" ( 3.66m x 3.51m )

UPVC double glazed window to front, radiator.

### **Dining Area**

9' 9" x 8' 5" ( 2.97m x 2.57m )

Window to rear, radiator.

### **Kitchen**

9' 5" x 9' 8" ( 2.87m x 2.95m )

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.

### **Conservatory**

18' 2" x 9' 6" ( 5.54m x 2.90m )

Space and plumbing for white goods, door to garden.

### **First Floor Landing**

UPVC double glazed window to side, loft access.

### **Bedroom One**

9' 8" x 11' 3" ( 2.95m x 3.43m )

UPVC double glazed window to front, radiator.

### **Bedroom Two**

10' 4" x 11' 3" ( 3.15m x 3.43m )

UPVC double glazed window to front, radiator.

### **Bedroom Three**

6' 10" x 6' 7" ( 2.08m x 2.01m )

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 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.



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welcome to

## Balton Way, Harwich

- Spacious Detached House
- 3 Bedrooms
- Lounge & Dining Area
- Conservatory
- Driveway & Garage

Tenure: Freehold EPC Rating: C

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW108730 - 0009

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