









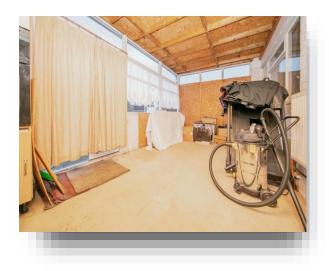
welcome to

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" \times 9' 6" ($5.54m \times 2.90m$) Space and plumbing for white goods, door to garden.

First Floor Landing

UPVC double glazed window to side, loft access.

Bedroom One

 $9' 8" \times 11' 3"$ ($2.95m \times 3.43m$) UPVC double glazed window to front, radiator.

Bedroom Two

 $10' 4" \times 11' 3" (3.15m \times 3.43m)$ 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.





welcome to

Balton Way, Harwich

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

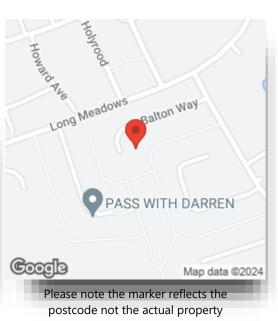
Tenure: Freehold EPC Rating: C

£250,000









view this property online williamhbrown.co.uk/Property/HAW108730



Property Ref: HAW108730 - 0009 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.

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