



Birch Cottages Oakley Road, Harwich CO12 5DT

welcome to

Birch Cottages Oakley Road, Harwich

Offered for sale with NO ONWARD CHAIN is this A WELL PRESENTED two/three bedroom end-terraced property situated in a popular location. The property benefits from a loft room, good size rear garden as well as conservatory and OFF ROAD PARKING.



Lounge

22' 7" x 12' (6.88m x 3.66m)

Double glazed window to front, exposed floorboards, radiator, stairs to first floor.

Kitchen

9' 3" x 7' (2.82m x 2.13m)

Double glazed window to side, high gloss fronted wall and floor units, roll-edge work surface, stainless steel sink and drainer, space and plumbing for cooker, fridge and washing machine, door to side leading to lean to conservatory.

Lean To

19' 2" x 4' 9" (5.84m x 1.45m)

Perspex roof, sliding door to side, windows to side and rear.

Bathroom

Smooth sloped ceiling, low level WC, wash hand basin, panelled bath, part tiled, radiator, tiled flooring.

First Floor

Bedroom One

12' 2" x 11' 1" (3.71m x 3.38m)

Double glazed window to front, radiator, exposed floorboards.

Bedroom Two

11' 1" x 9' 3" (3.38m x 2.82m)

Exposed floorboards, door and steps down to Bedroom Three and door to Loft Room.

Bedroom Three

9' 2" x 7' 1" (2.79m x 2.16m)

Double glazed window to side, exposed wooden floorboards.

Loft Room

12' 2" x 10' 3" (3.71m x 3.12m)

Vaulted roof, sky light, carpet flooring, eaves storage, radiator.

Outside

The rear garden comprises of patio and lawn area. To the front of the property there is a driveway providing off road parking.

Outbuilding

12' 6" x 9' 3" (3.81m x 2.82m)

With power and light connected.



view this property online williamhbrown.co.uk/Property/HAW110230



welcome to

Birch Cottages Oakley Road, Harwich

- End-Terraced Cottage
- 2/ 3 Bedrooms
- Loft Room
- Well Presented Throughout
- Off Road Parking

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110230



Property Ref:
HAW110230 - 0005

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