



**Abbott Road, HARWICH CO12 4UY**



**welcome to**

**Abbott Road, HARWICH**

\*\*\*NO ONWARD CHAIN\*\*\* Guide Price £220,000 - £230,000 Situated in a popular location within close proximity of Dovercourt sea front and local shops is this two bedroom detached bungalow. The property benefits from CONSERVATORY as well as OFF ROAD PARKING & GARAGE.



### Entrance Porch

UPVC double glazed entrance porch.

### Entrance Hall

UPVC double glazed front door, radiator.

### Lounge

15' 7" x 11' 1" ( 4.75m x 3.38m )

Radiator, feature fireplace, patio doors to rear leading to Conservatory.

### Kitchen

10' 8" x 9' ( 3.25m x 2.74m )

Matching wall and base units with roll-edge work top and tiled splashback, integrated fridge/freezer, cooker, microwave, washing machine, hob and hood, stainless steel sink with mixer and drainer, radiator, boiler in cupboard, radiator, UPVC double glazed window to front.

### Conservatory

12' x 6' 2" ( 3.66m x 1.88m )

UPVC double glazed patio doors leading to rear garden, radiator.

### Bedroom One

14' 4" x 9' 8" ( 4.37m x 2.95m )

UPVC double glazed window to rear, radiator.

### Bedroom Two

10' 5" x 8' 4" ( 3.17m x 2.54m )

UPVC double glazed window to front, radiator.

### Bathroom

Low level WC, wash hand basin, walk in shower cubicle, fully tiled, obscure UPVC double glazed window to front.

### Outside

To the front of the property there is a block paved driveway leading to garage. The rear garden comprises of a patio area, shingle, summer house, gated side access, door into garage.

### Garage

Up and over door, door to side leading to garden.

### Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



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## **Abbott Road, HARWICH**

- Detached Bungalow
- 2 Bedrooms
- Conservatory
- Driveway & Garage
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

# £220,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAW109912 - 0006

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