



**Fallowfield Close, HARWICH CO12 4LG**

**welcome to**

**Fallowfield Close, HARWICH**

Ideally located for local schools, shops and close proximity of retail park is this WELL PRESENTED three bedroom semi-detached house. The property benefits from DRIVEWAY & DETACHED GARAGE.



**Entrance Porch**

Brick and UPVC double glazed entrance porch, UPVC double glazed entrance door.

**Entrance Hall**

Composite front door, radiator, understairs cupboard, storage cupboard, stairs to first floor.

**Lounge**

UPVC double glazed window to front, radiator.

**Kitchen/ Diner**

Matching wall and base units with square edge worktop and tiled splashback, integrated hob, double oven, hood and wine fridge, space for washing machine, fridge/freezer and dishwasher, spotlights, boiler, two tower radiators, UPVC double glazed window to rear, UPVC door to rear leading to garden, UPVC double glazed French doors to rear leading to garden.

**First Floor Landing**

Loft access.

**Bedroom One**

UPVC double glazed window to front, radiator, fitted wardrobes.

**Bedroom Two**

UPVC double glazed window to rear, radiator.

**Bedroom Three**

UPVC double glazed window to front, storage cupboard, radiator.

**Bathroom**

Low level WC, vanity sink, bath with mixer tap and shower over, part tiled walls, radiator, storage cupboard, obscure UPVC double glazed window to rear.

**Outside**

To the front of the property there is a driveway leading to detached garage with electric roller door, power and light connected, gate access to rear

garden. The rear garden comprises of patio and artificial grass.



***view this property online*** [williamhbrown.co.uk/Property/HAW110525](http://williamhbrown.co.uk/Property/HAW110525)



welcome to

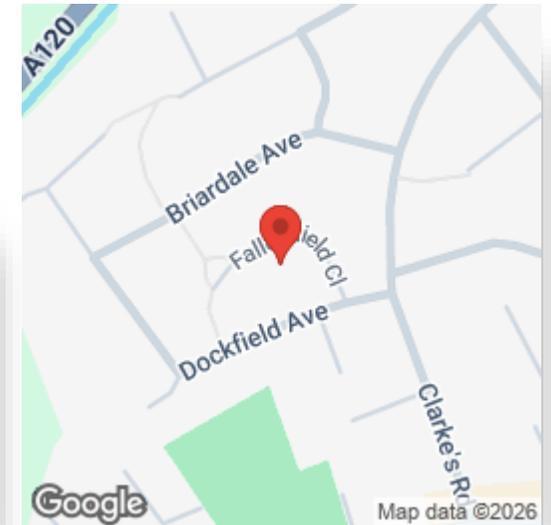
## Fallowfield Close, HARWICH

- Semi-Detached House
- 3 Bedrooms
- Kitchen/Diner
- Driveway & Detached Garage
- Well Presented

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

offers in the region of

**£250,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HAW110525](https://www.williamhbrown.co.uk/Property/HAW110525)



Property Ref:  
HAW110525 - 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**