



Lodge Road, Little Oakley Harwich CO12 5ED

welcome to

Lodge Road, Little Oakley Harwich

Situated in a sought after location within the village of Little Oakley is this fully refurbished three bedroom semi-detached house. The property benefits from OFF ROAD PARKING and is offered with NO ONWARD CHAIN.



Entrance Hall

UPVC double glazed front door, radiator, stairs to first floor.

Lounge

15' 11" x 10' 11" (4.85m x 3.33m)

UPVC double glazed window to front, radiator.

Dining Room

9' 9" x 7' (2.97m x 2.13m)

UPVC double glazed window to rear, radiator, UPVC double glazed French doors to rear garden, spotlights.

Kitchen

10' x 9' 11" (3.05m x 3.02m)

Matching wall and base units with oak work tops and tiled splashback, space for cooker and fridge/freezer, integrated dishwasher and spotlights, stainless steel sink with mixer taps and draining board, radiator, pantry cupboard, understairs cupboard.

Utility Room

7' 1" x 4' 11" (2.16m x 1.50m)

Matching wall and base units with oak worktops and tiled splashback, radiator, space for washing machine and tumble dryer, UPVC double glazed window to rear, spotlights.

Bathroom

6' 10" x 5' 6" (2.08m x 1.68m)

Bath with mixer taps and shower over, low level WC, vanity sink, heated towel rail, spotlights, obscure UPVC double glazed window to side.

First Floor Landing

Access to loft, radiator.

Bedroom One

15' 11" x 10' (4.85m x 3.05m)

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

Bedroom Two

11' x 8' (3.35m x 2.44m)

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

Bedroom Three

7' 11" x 7' 6" (2.41m x 2.29m)

UPVC double glazed window to front, radiator.

Outside

To the front of the property there is a low brick wall, shingle area and driveway. The rear garden is mainly laid to lawn with a brick built outbuilding with power and light, spotlights, UPVC double glazed window to side and UPVC double glazed door to front.



view this property online williamhbrown.co.uk/Property/HAW110510



welcome to

Lodge Road, Little Oakley Harwich

- Fully Refurbished Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Off Road Parking
- Garden Room and Separate Utility Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110510



Property Ref:
HAW110510 - 0003

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