



**Balton Way, Harwich CO12 4UP**

**welcome to**

**Balton Way, Harwich**

Situated in a popular location is this well presented three bedroom semi-detached bungalow offered with NO ONWARD CHAIN. The property is ideally located for local shops and is within CLOSE PROXIMITY OF SEA FRONT. The property benefits from GARAGE...



### **Entrance Porch**

Double glazed composite front door.

### **Entrance Hall**

Laminate flooring, radiator.

### **Lounge**

16' 9" x 11' 4" ( 5.11m x 3.45m )

Radiator, laminate flooring, leading to Dining Area.

### **Dining Area**

10' 4" x 7' 8" ( 3.15m x 2.34m )

Radiator, laminate flooring, UPVC double glazed patio doors to rear garden.

### **Kitchen**

18' 5" x 11' 9" narrowing to 8' 3" ( 5.61m x 3.58m

narrowing to 2.51m )

Double glazed windows to side and rear, double glazed door to rear, wall units, 5 ring gas hob, extractor hood and double oven, one and a half bowl sink and drainer, square edge work surface, double oven, space and plumbing for fridge/freezer, dishwasher and washing machine, breakfast bar area, wine rack, tiled flooring, cupboard housing boiler.

### **First Floor Landing**

#### **Bedroom One**

14' 7" x 10' 2" ( 4.45m x 3.10m )

Double glazed window to front, radiator, laminate flooring.

#### **Bedroom Two**

9' 9" x 7' 7" ( 2.97m x 2.31m )

Double glazed window to side, radiator, laminate flooring.

#### **Bedroom Three**

9' 9" x 7' 4" ( 2.97m x 2.24m )

Double glazed window to front, radiator, laminate flooring.

### **Bathroom**

Spotlights, obscure double glazed window to side, panelled bath with chrome mixer taps, electric mains

shower cubicle with extractor, low level WC, wash hand basin with high gloss fronted unit under, tiled flooring.

### **Outside**

#### **Garage**

Power and light connected, up and over door.

#### **Outside**

The rear garden comprises of a patio area with steps down to further patio area, plants and shrub borders. To the front of the property there is a lawn area with path leading to front door. There is a garage in block.



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## Balton Way, Harwich

- Semi-Detached Bungalow
- Well Presented
- 3 Bedrooms
- Garage
- No Onward Chain

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

guide price

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAW110210 - 0005

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