



Hall Lane, Harwich CO12 3TE

welcome to

Hall Lane, Harwich

Situated in a sought after location within walking distance of Dovercourt Sea Front and close proximity of local shops is this two bedroom detached bungalow offered with NO ONWARD CHAIN. The property benefits from CONSERVATORY and OFF ROAD PARKING.



Entrance Hall

Double glazed entrance door, two built in cupboards, access to loft, radiator.

Lounge

UPVC double glazed window to front, radiator, fireplace.

Kitchen

Fitted with range of matching units, one and half bowl stainless sink unit with mixer tap over set in roll top work surface with range of cupboards and drawers below. Further work surface with cupboards and drawers below. Four ring gas hob, electric oven, space for washing machine, space for fridge freezer, boiler, radiator. UPVC double glazed window to rear, part glazed door to utility room.

Utility Room

Work surface, door to front and rear.

Bedroom One

Double glazed sliding patio door to conservatory, airing cupboard.

Bedroom Two

UPVC double glazed window to front, radiator.

Wet Room

Shower area, wash hand basin and low level WC, radiator, part tiled walls, obscure UPVC double glazed window to rear.

Conservatory

UPVC double glazed French doors leading to rear garden.

Outside

To the front of the property there is a driveway providing off road parking and is laid to lawn with gravel area. To the rear of the property there is a patio area and is mainly laid to lawn with wooden arbour and greenhouse.



view this property online williamhbrown.co.uk/Property/HAW110449



welcome to

Hall Lane, Harwich

- Detached Bungalow
- 2 Bedrooms
- Conservatory
- Off Road Parking
- Popular Location - Close to Sea Front

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110449



Property Ref:
HAW110449 - 0004

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