



Orchard Close, Great Oakley Harwich CO12 5AX

welcome to

Orchard Close, Great Oakley Harwich

A WELL PRESENTED three bedroom semi-detached house situated in the sought after village of Great Oakley. The property is within close proximity of local shop and primary school and benefits from CONSERVATORY as well as DRIVEWAY & GARAGE.



Entrance Hall

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

Lounge/ Diner

23' 3" max x 12' 6" max (7.09m max x 3.81m max)
L shaped. Open fire, two radiators, UPVC double glazed window to front, patio doors to rear leading to conservatory.

Conservatory

8' 7" x 9' 6" (2.62m x 2.90m)
French doors to side leading to garden, radiator.

Kitchen

11' x 12' 1" (3.35m x 3.68m)
Matching wall and base units, roll-edge work top and tiled splashback, integrated dishwasher and fridge, one and half bowl sink with mixer taps and draining board, two UPVC double glazed windows to rear, pantry cupboard, stable door to Utility.

Utility Room

8' 2" x 7' 5" (2.49m x 2.26m)
UPVC double glazed window to rear, UPVC double glazed door to rear garden, door to cloakroom, boiler.

Ground Floor Cloakroom

Low level WC, wash hand basin.

First Floor Landing

Obscure UPVC double glazed window to side, loft access, storage cupboard, airing cupboard with tank.

Bedroom One

13' 1" x 7' 6" (3.99m x 2.29m)
UPVC double glazed window to front, built in wardrobes and bedroom furniture, radiator.

Bedroom Two

10' 3" x 9' 7" (3.12m x 2.92m)
UPVC double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three

8' 8" x 8' 9" (2.64m x 2.67m)
UPVC double glazed window to front, radiator, storage cupboard.

Bathroom

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

Outside

To the front of the property there is a driveway leading to garage with power and light, up and over door. There is a front lawn area. The rear garden comprises of patio leading to lawn, mature shrubs, fish pond, outside power, access to side and backs onto fields.



check out more properties at williamhbrown.co.uk



welcome to

Orchard Close, Great Oakley Harwich

- Well Presented Semi-Detached House
- 3 Bedrooms
- Conservatory
- Driveway & Garage
- Popular Village Location

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

£290,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HAW109993 - 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