



Fallowfield Close, Harwich CO12 4LG

welcome to

Fallowfield Close, Harwich

Guide Price £240,000 - £250,000: Situated ideally for local schools, shops and retail park is this spacious three bedroom semi-detached house. The property benefits from TWO RECEPTION ROOMS as well as CONSERVATORY and OFF ROAD PARKING.



Entrance Hall

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

Lounge

UPVC double glazed window to front, radiator, electric fireplace, door into Snug.

Snug

Radiator, UPVC double glazed French doors to rear leading to Conservatory.

Conservatory

Brick and UPVC double glazed with French doors to rear leading to garden, UPVC double glazed door to side leading to garden, two radiators, base units with roll-edge worktop and space for white goods, plumbing for washing machine.

Kitchen

UPVC double glazed window to rear, matching wall and base units with roll-edge work top and tiled splashback, two integrated ovens, hob and hood, space for dishwasher, storage cupboard, stainless steel sink with mixer taps and draining board, cupboard housing boiler.

First Floor Landing

UPVC double glazed window to side, radiator, loft access.

Bedroom One

Fitted wardrobes with dressing table, radiator, UPVC double glazed window to front.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

UPVC double glazed window to front, built in wardrobe, radiator.

Bathroom

Airing cupboard with tank, fully tiled, obscure UPVC

double glazed window to rear, low level WC, vanity sink, bath with mixer taps and shower attachment and shower over.

Outside

To the front of the property there is a driveway , shingle area with an array of plants and shrubs, gate to side access. The rear garden comprises of a patio area, an array of plants and shrubs and is fully enclosed.



view this property online williamhbrown.co.uk/Property/HAW110524



welcome to

Fallowfield Close, Harwich

- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Conservatory
- Off Road Parking

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

guide price

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110524



Property Ref:
HAW110524 - 0006

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