

Fantastic Location
Keynes Way Harwich
CO12 3UA Guide Price
£260,000 - £270,000
Freehold

haart
HARWICH



01255 879450
Available 8am -10pm every day
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Ref: HRT038000495

***** GUIDE PRICE £260,000 - £270,000 ***** This well presented, two bedroom, detached bungalow has a driveway and a garage to the front providing off road parking. This bungalow is situated in a fantastic quiet location close to local amenities and the blue flag beaches.

- **Detached Bungalow**
- **Two Bedroom**
- **Garage**
- **Driveway**
- **Sought After Area**
- **Close To Amenities**



Entrance

UPVC obscure double glazed panel door to hall, carpet flooring, radiator to front, airing and storage cupboard.

Lounge 11'1" x 16'1" (3.38m x 4.9m)

UPVC double glazed window to rear, UPVC patio doors to rear, radiator to rear, electric fireplace with mantel surround, carpet flooring, coved ceiling.



Kitchen 10'7" x 9'1" (3.23m x 2.77m)

UPVC double glazed window to front, matching wall and base level units, roll edge work surfaces with inset one and a half bowl sink mixer tap over, tiled splash back, space for washing machine, fridge freezer, cooker, wall mounted boiler, vinyl flooring, coved ceiling, radiator to rear.

Bedroom One 12'2" x 9'8" (3.71m x 2.95m)

UPVC double glazed window to rear, radiator to rear, build in wardrobes, carpet flooring coved ceiling.

Bedroom Two 10'4" x 8'7" (3.15m x 2.62m)

UPVC double glazed window to front, radiator to front, carpet flooring, coved ceilings.

Bathroom

Obscure double glazed window to front, coved ceiling, fully tiled walls, vinyl flooring, low level WC, pedestal wash hand basin with mixer tap over, corner shower cubicle, heated towel rail.

Rear Garden

Fully enclosed by panel fencing and brick wall, mainly laid to lawn, patio area, summer house with power and lighting, gated side entrance to both sides.

Garage

Power and lighting, electric roller door.

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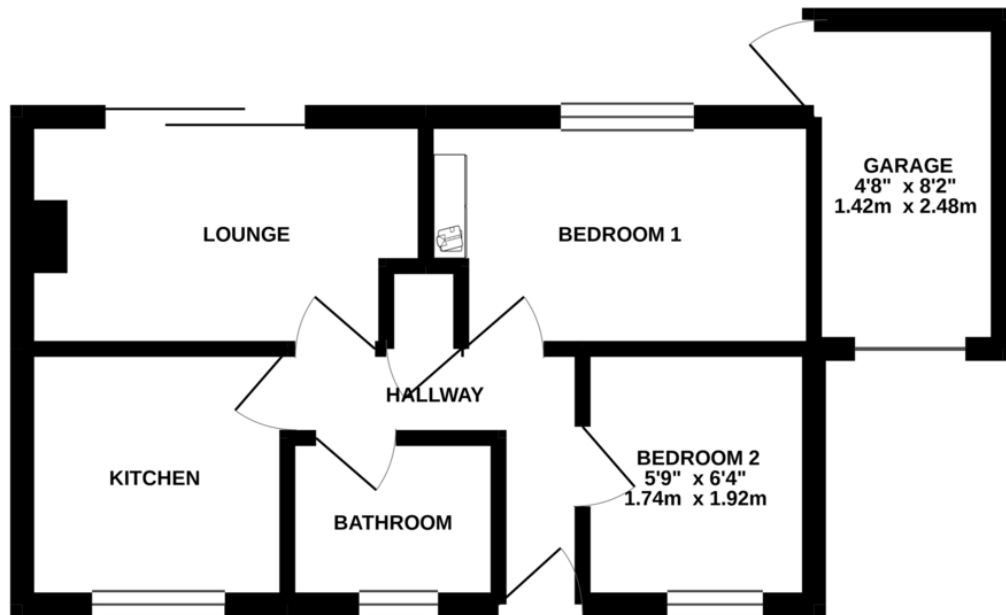


Lovely home close to amenities.

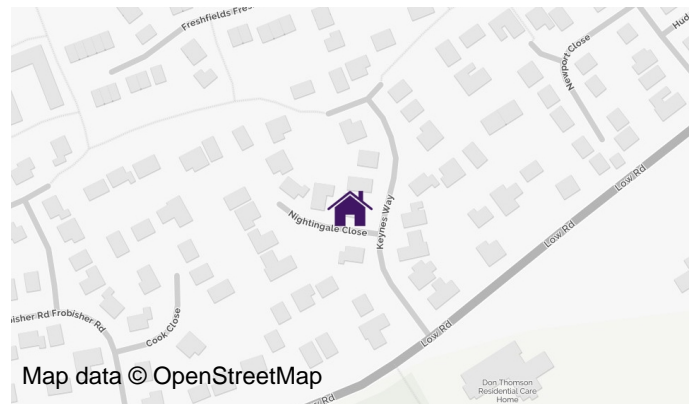




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		85
(69 to 80) C		
(55 to 68) D	58	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B		85
(69 to 80) C		
(55 to 68) D	56	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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