





Kimberleigh Back Lane,Great Oakley Harwich CO12 5AP

william h brown

welcome to

Kimberleigh Back Lane, Great Oakley Harwich

Situated in a conservation area within the popular village of Great Oakley within close proximity of primary school, shop, village pub and doctors surgery is this timber framed two bedroom detached bungalow. The property is offered with NO ONWARD CHAIN and benefits from DRIVEWAY & GARAGE.













Entrance Porch
UPVC double glazed entrance porch to:-

Entrance Hall
Radiator, single glazed obscure front door.

Lounge/ Dining Room
Two UPVC double glazed windows to side, UPVC double glazed patio doors to rear garden, log burner, two radiators.

Kitchen
Matching wall and base units with roll-edge work top and tiled splashback, radiator, UPVC double glazed window to front, one and a half bowl ceramic sink with mixer tap and draining board, UPVC double glazed door to side leading to garden, space for washing machine and fridge/freezer, integrated oven and hob, loft access, storage cupboard.

Bedroom One
UPVC double glazed window to front, radiator.

Bedroom Two
UPVC double glazed window to rear, radiator.

Bathroom
Low level WC, vanity sink, shower cubicle, bath with mixer taps and shower attachment, two obscure UPVC double glazed windows to rear, fully tiled, spotlights, heated towel rail.

Outside
The rear garden comprises of patio and lawn area, side and rear gated access. The front garden has driveway leading to garage with up and over door, lawn area.

Agents Note
This property is timber framed and non standard construction.

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Kimberleigh Back Lane, Great Oakley
Harwich

- Timber Framed Detached Bungalow
- Situated in a Conservation Area within Great Oakley
- 2 Bedrooms
- Driveway & Garage
- No Onward Chain

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110953

The Property Ombudsman

Property Ref:
HAW110953 - 0003

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.

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