



- Stylish Town House
- Flexible Accommodation
- Four Bedrooms
- En-Suite To Master
- Garage And Parking
- Great Garden

### 99 Heron Way, Harwich, Essex. CO12 3FD.

A stylish and wonderfully presented town house in this sought after development close to shops, train station, schools and amenities. Set over three floors with master bedroom and en-suite on the top floor and a further bedroom, on the first floor there is two bedrooms and family bathroom, on the ground floor there is a living room, kitchen/diner and cloakroom. Outside there is a charming garden, garage and parking.





# Property Details.

## Ground Floor

### Entrance Hall

Stairs to first floor and doors to.

### Kitchen/Diner



16' 10" x 8' 0" (5.13m x 2.44m) Window to front, fitted units and drawers with worktops over, inset hob, inset sink, matching eye level units, fitted oven, integrated fridge/freezer, washing machine, radiator.

### Living Room



14' 7" x 12' 10" (4.45m x 3.91m) French doors to garden, radiator.

### Cloakroom

Close coupled WC, wash hand basin, radiator.

## First Floor

### Landing

With stairs to second floor and doors to.

## Bedroom



13' 0" x 12' 7" (3.96m x 3.84m) Window to rear, radiator, currently used as a second sitting room.

## Bedroom

11' 3" x 6' 3" (3.43m x 1.91m) Window to front, radiator.

## Bathroom



Panel bath, close coupled WC, wash hand basin, tiled walls, radiator.

# Property Details.

## Second Floor

### Bedroom



15' 6" x 13' 1" (4.72m x 3.99m) Window to rear, fitted wardrobes, radiator, door to en-suite.

### En\_suite



Shower cubicle, close coupled WC, wash hand basin, tiled walls.

### Bedroom



11' 9" x 9' 4" (3.58m x 2.84m) Window to front, radiator, airing cupboard. This room is currently used as a games room.

## Outside

### Garden



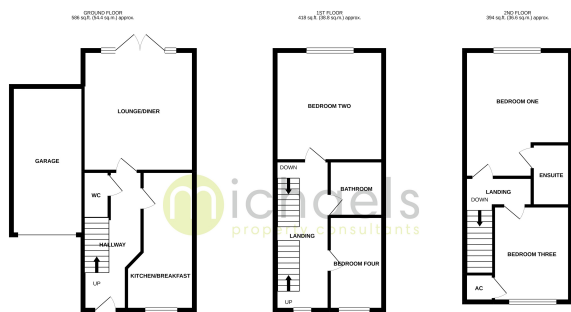
Mainly laid to lawn, enclosed by fencing, garden shed, patio and decked area.

### Garage and Parking

Up and over door to front, power and light connected, parking to front.

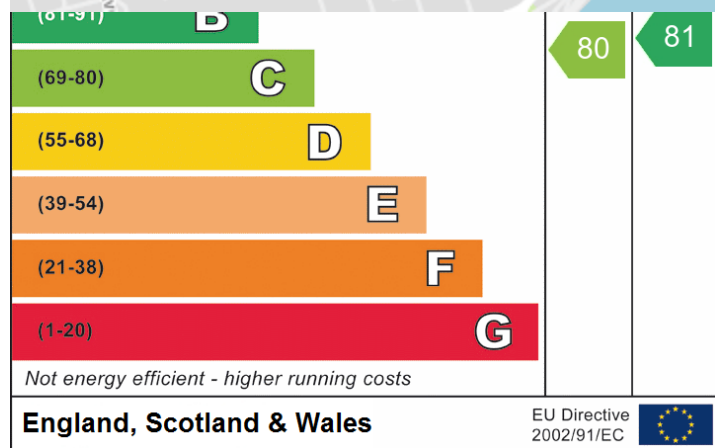
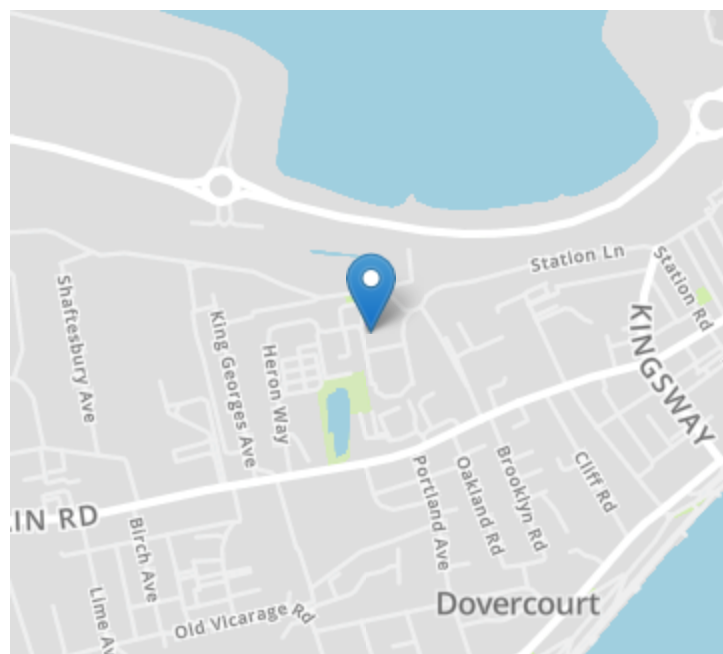
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1388 sq ft (129.9 sq m) approx.  
 Whilst every effort has been made to ensure the accuracy of the floor plans, the seller does not accept any liability for any errors or omissions. The floor plans are provided as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. See the full particulars of the property for more details. Plans are not to scale.

## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.