



**Lodge Road, Little Oakley Harwich CO12 5ED**

**welcome to**

**Lodge Road, Little Oakley Harwich**

Situated in a sought after location within the village of Little Oakley is this fully refurbished three bedroom semi-detached house. The property benefits from OFF ROAD PARKING and is offered with NO ONWARD CHAIN.



### **Entrance Hall**

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

### **Lounge**

15' 11" x 10' 11" ( 4.85m x 3.33m )

UPVC double glazed window to front, radiator.

### **Dining Room**

9' 9" x 7' ( 2.97m x 2.13m )

UPVC double glazed window to rear, radiator, UPVC double glazed French doors to rear garden, spotlights.

### **Kitchen**

10' x 9' 11" ( 3.05m x 3.02m )

Matching wall and base units with oak work tops and tiled splashback, space for cooker and fridge/freezer, integrated dishwasher and spotlights, stainless steel sink with mixer taps and draining board, radiator, pantry cupboard, understairs cupboard.

### **Utility Room**

7' 1" x 4' 11" ( 2.16m x 1.50m )

Matching wall and base units with oak worktops and tiled splashback, radiator, space for washing machine and tumble dryer, UPVC double glazed window to rear, spotlights.

### **Bathroom**

6' 10" x 5' 6" ( 2.08m x 1.68m )

Bath with mixer taps and shower over, low level WC, vanity sink, heated towel rail, spotlights, obscure UPVC double glazed window to side.

### **First Floor Landing**

Access to loft, radiator.

### **Bedroom One**

15' 11" x 10' ( 4.85m x 3.05m )

UPVC double glazed window to rear, radiator, storage cupboard.

### **Bedroom Two**

11' x 8' ( 3.35m x 2.44m )

UPVC double glazed window to front, radiator, storage cupboard housing boiler.

### **Bedroom Three**

7' 11" x 7' 6" ( 2.41m x 2.29m )

UPVC double glazed window to front, radiator.

### **Outside**

To the front of the property there is a low brick wall, shingle area and driveway. The rear garden is mainly laid to lawn with a brick built outbuilding/office with power and light, spotlights, UPVC double glazed window to side and UPVC double glazed door to front.



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## Lodge Road, Little Oakley Harwich

- Fully Refurbished Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Off Road Parking
- Garden Room/Home Office and Separate Utility Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW110510 - 0007

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