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YORKTOWN CLOSE, HARWICH, CO12 4FH OFFERS IN EXCESS OF £250,000

This well-presented three-bedroom semi-detached house features modern interiors throughout. The property includes a spacious living area, a convenient downstairs WC, and an additional games room/bar for entertaining. It offers off-road parking, a garage, and a low-maintenance garden, making it ideal for easy living. Perfect for families or those looking for extra recreational space.

- Three Bedroom Semi Detached
- Games Room/Bar
- Garage
- WC
- Viewing Recommended
- EPC- C



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OUTSIDE FRONT



KITCHEN

9'10" x 6'1" (3.00m x 1.85m)



ENTRANCE HALL



LOUNGE

13'10" x 13'6" (4.22m x 4.11m)



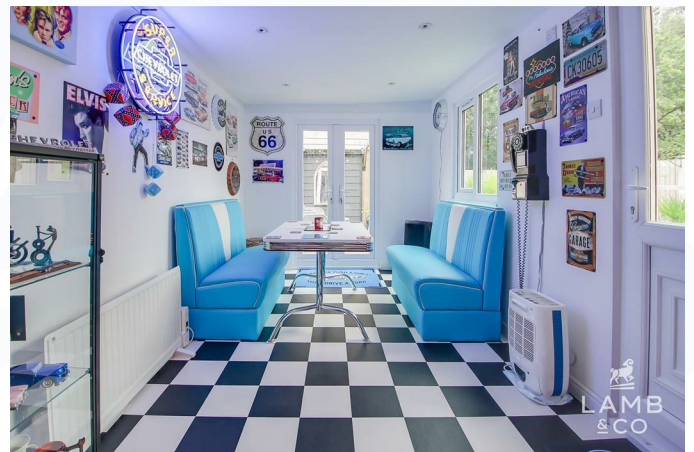
WC

5'3" x 3' (1.60m x 0.91m)



GAMES ROOM/BAR

16'x8' (4.88m x 2.44m)



BEDROOM ONE

16'6" x 8'10" (5.03m x 2.69m)



BATHROOM

10'x7'2" (3.05m x 2.18m)



BEDROOM TWO

14'x10' (4.27m x 3.05m)



OUTSIDE REAR



BEDROOM THREE

10'x6'4" (3.05m x 1.93m)



Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Additional Info

Council Tax Band: B
Heating: Gas Central
Services: All Mains
Broadband: Ultra Fast
Mobile Coverage: VodaPhone likely
Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Low

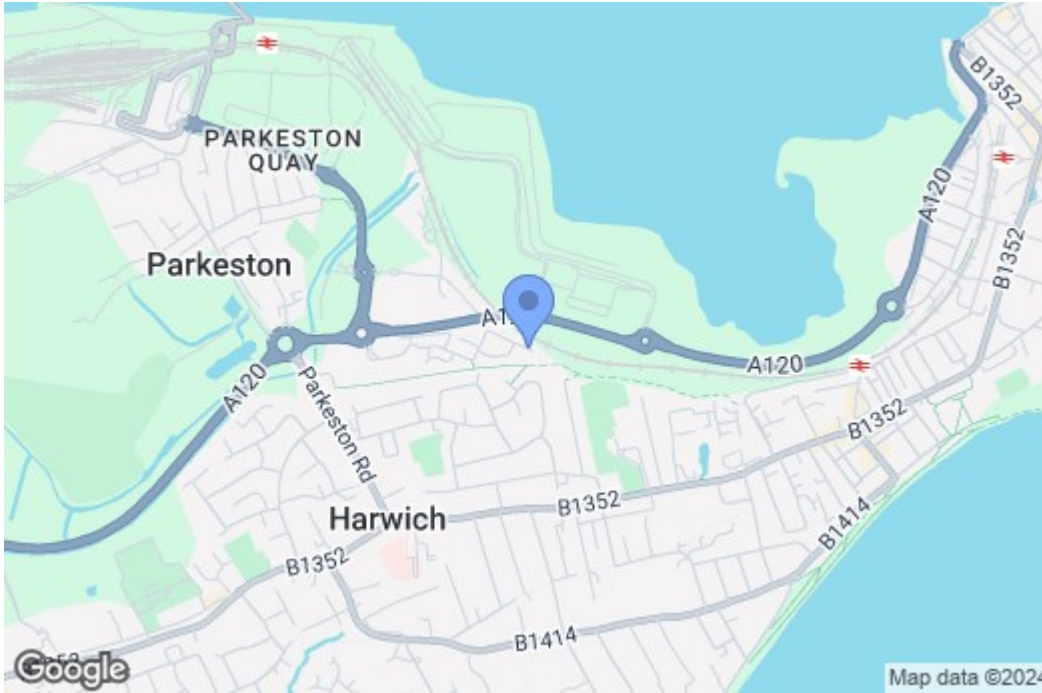
Additional Charges: N/A

Seller's Position: Found Rose Gardens

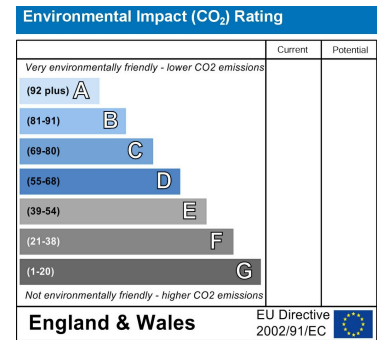
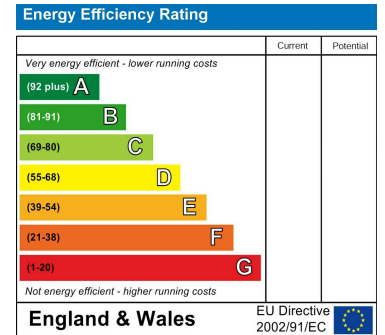
Garden Facing: North East



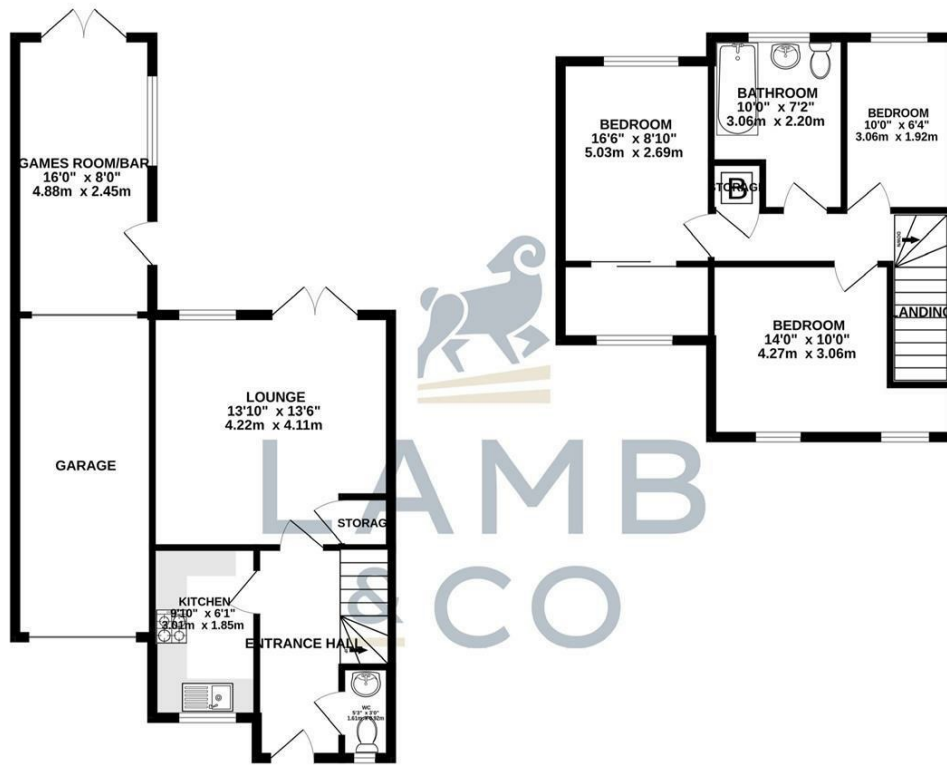
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 sq.m.) approx.
 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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