

Rose Gardens, Harwich CO12 4FU



welcome to

Rose Gardens, Harwich

A MODERN WELL PRESENTED two bedroom detached house, IDEALLY LOCATED CLOSE TO SHOPS, local schools and CLOSE PROXIMITY TO SEA FRONT. The property benefits from CLOAKROOM, Kitchen with INTEGRATED APPLIANCES as well as DRIVEWAY & CARPORT.

Viewing advised, call now to book your appointment!













Entrance Hall

Entrance door, stairs to first floor.

Cloakroom

Low level WC, wash hand basin, radiator, extractor fan.

Lounge

14' 7" \times 10' 8" ($4.45m \times 3.25m$) UPVC double glazed window to front, radiator, UPVC double glazed French doors leading to rear garden.

Kitchen/ Diner

14' 7" x 10' 2" (4.45m x 3.10m) Matching wall and base units with upstand, integrated eye level oven, hob and hood, stainless steel sink with mixer taps, integrated washing machine, fridge/freezer and dishwasher, radiator, understairs storage cupboard, UPVC double glazed window to front, UPVC double glazed French doors leading to rear garden.

First Floor Landing Bedroom One

14' 7" x 10' 7" (4.45m x 3.23m) UPVC double glazed window to front, radiator.

Bedroom Two

14' 7" x 9' 3" (4.45m x 2.82m) UPVC double glazed window to front, radiator.

Bathroom

Low level WC, bath with shower over, pedestal wash hand basin, part tiled, obscure UPVC double glazed window to front, extractor fan.

Outside

The rear garden comprises of a patio area and is mainly laid to lawn, fully enclosed. To the front of the property there is a driveway leading to carport.





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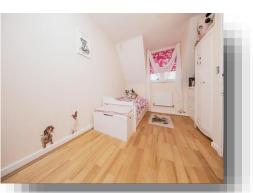
Rose Gardens, Harwich

- Modern Detached House
- 2 Bedrooms
- Cloakroom
- Fitted Kitchen with Appliances
- Driveway & Carport

Tenure: Freehold EPC Rating: B

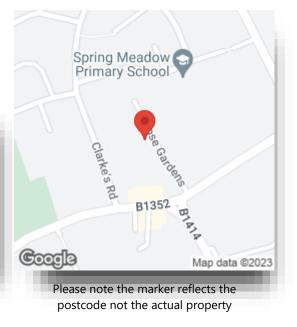
£270,000





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The Property Ombudsman

Property Ref: HAW108755 - 0008 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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