





# Main Road, Harwich CO12 4HJ



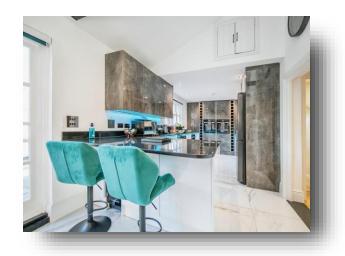
# welcome to

# Main Road, Harwich

Steeped in history is this four bedroom grade II listed detached house situated in a popular location within CLOSE PROXIMITY OF SEA FRONT. The property is beautifully presented throughout and benefits from STUNNING HIGH SPECIFICATION KITCHEN, as well as cloakroom, en-suite and parking...













#### **Entrance Hall**

Solid wood front door, stairs to first floor, understairs cupboard, storage cupboard, spotlights, exposed beams, door to cellar.

#### Cloakroom

Obscure sash window to side, spotlights, low level WC, wash hand basin and radiator.

#### Lounge

19' 1" x 12' 8" ( 5.82m x 3.86m ) Two sash windows to front with shutters, two radiators, exposed brick inglenook fireplace, French doors to side leading to garden, exposed beams.

#### **Dining Room**

16' 11" x 14' ( $5.16m \times 4.27m$ ) Two sash windows to front with original shutters, two radiators, exposed brick inglenook fireplace, French doors to side leading to garden, exposed beams.

#### **Kitchen/ Diner**

33' 3" x 10' (10.13m x 3.05m)

Wall and base units with quartz with work top and upstand, sunk in double sink with mixer tap, spotlights, exposed beams, integrated eye level double oven, hob and hood, breakfast bar, sash window to rear, French doors to rear leading to rear garden, radiator, remote controlled lights. The following appliances will remain at the property:washer/dryer, dishwasher, fridge/freezer, integrated wine fridge.

#### Landing

Double storage cupboard, spotlights, stairs to second floor, exposed beams, window to rear.

#### **Bedroom Two**

16' 7" x 12' ( 5.05m x 3.66m ) Two sash windows to front, exposed beams, radiator.

### **En-Suite**

Pedestal wash hand basin, low level WC, shower cubicle, obscure sash window to rear, spotlights, extractor fan.

#### **Bedroom Three**

16' 4" x 9' 2" ( 4.98m x 2.79m ) Two sash windows to front, radiator, exposed beam, feature fireplace.

#### **Bedroom Four**

13' 1" x 9' 5" ( 3.99m x 2.87m ) Sash window to side, radiator, exposed beams.

#### Bathroom

7' 2" x 6' 1" ( 2.18m x 1.85m ) Bath with mixer taps and shower attachment, tiled surround, pedestal wash hand basin, low level WC, heated towel rail, obscure window to rear, spotlights, extractor fan.

#### Top Floor Bedroom One

18' 1" x 13' 3" (  $5.51m \times 4.04m$  ) Sash window to sides and front with electric blinds, two storage cupboards, radiator.

#### **En-Suite**

13' 2" x 11' 11" ( 4.01m x 3.63m ) Radiator, loft access, heated towel rail, low level WC, pedestal wash hand basin, free standing roll-top bath, spotlights, extractor fan, eaves storage cupboard.

#### Outside

The front garden is mainly laid to lawn with an iron fence. There is a block paved driveway leading to a resin driveway with seating area and gate into rear garden. The rear garden comprises of a patio area leading to composite decking, gazebo and hot tub. There is a lawn area to side with gated access to driveway.





## welcome to

# Main Road, Harwich

- Stunning Detached Grade II Listed House
- 4 Bedrooms
- Cloakroom & En-Suite
- High Specification Kitchen
- Rear Garden with Hot tub

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

offers in the region of

£550,000





# view this property online williamhbrown.co.uk/Property/HAW108981



Property Ref: HAW108981 - 0005 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01255 503125



Harwich@williamhbrown.co.uk

280-282 High Street, Dovercourt, HARWICH, Essex, CO12 3PD



williamhbrown.co.uk



Please note the marker reflects the postcode not the actual property