



**Lee Road, Harwich CO12 3SB**

**welcome to**

**Lee Road, Harwich**

A WELL PRESENTED & SPACIOUS three bedroom end-terraced house situated in a popular location within CLOSE PROXIMITY of town centre, sea front and local schools. **\*\*\*NO ONWARD CHAIN\*\*\***



### **Entrance Hall**

UPVC double glazed front door, radiator, stairs to first floor, UPVC double glazed door to side leading to rear garden.

### **Lounge/ Diner**

22' 8" x 12' 9" ( 6.91m x 3.89m )

UPVC double glazed bay window to front, UPVC double glazed window to rear, two radiators, feature fireplace.

### **Kitchen**

9' 1" x 9' 1" ( 2.77m x 2.77m )

Matching wall and base units with roll-edge work top and tiled splashback, integrated cooker, hob, fridge/freezer, heated towel rail, sink with mixer taps and draining board, UPVC double glazed window to side.

### **Utility Area**

4' 5" x 3' 6" ( 1.35m x 1.07m )

Base and roll-edge work top with space for boiler, door to Bathroom.

### **Bathroom**

Shower cubicle, fully tiled, radiator, low level WC, vanity sink, two obscure UPVC double glazed windows to rear.

### **First Floor Landing**

Radiator, loft access, obscure UPVC double glazed window to side.

### **Bedroom One**

13' 5" x 10' 9" ( 4.09m x 3.28m )

Built in wardrobes, radiator, UPVC double glazed window to front.

### **Bedroom Two**

11' 2" x 11' 6" ( 3.40m x 3.51m )

Built in wardrobes, UPVC double glazed window to rear, radiator.

### **Bedroom Three**

9' 2" x 9' 2" ( 2.79m x 2.79m )

UPVC double glazed window to rear, radiator, airing cupboard, loft access.

### **Outside**

To the front of the property there is a low brick wall and pathway leading to front door. The rear garden has decking area, artificial grass, path to rear and garden shed.



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welcome to

## Lee Road, Harwich

- Well-presented house
- Three bedrooms
- Open plan Lounge/Diner
- Kitchen
- Good size garden

Tenure: Freehold EPC Rating: E

offers in excess of

**£230,000**



**view this property online** [williamhbrown.co.uk/Property/HAW109074](https://www.williamhbrown.co.uk/Property/HAW109074)

Please note the marker reflects the postcode not the actual property



Property Ref:  
HAW109074 - 0003

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