

Lee Road, Harwich CO12 3SB

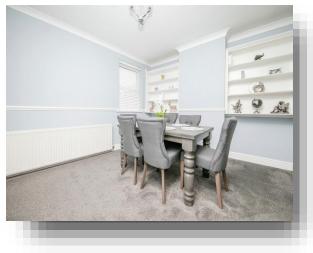


welcome to

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

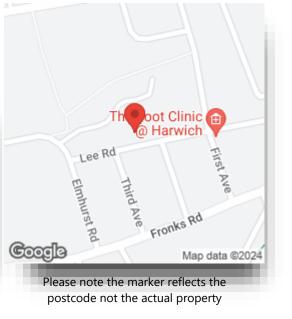
offers in excess of

£230,000



view this property online williamhbrown.co.uk/Property/HAW109074







Property Ref: HAW109074 - 0003 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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