









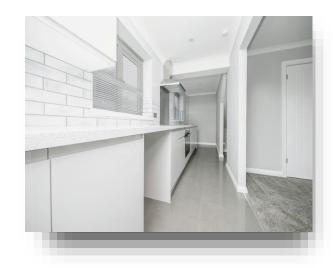
welcome to

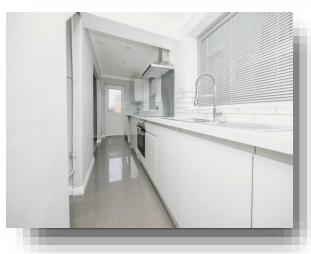
Laurel Avenue, Harwich

NO ONWARD CHAIN Situated in a popular location within CLOSE PROXIMITY OF LOCAL SHOPS & SCHOOLS is this WELL PRESENTED three bedroom end-terraced house.













Entrance Hall

Entrance door, tiled floor, radiator.

Lounge

10' 2" x 9' (3.10m x 2.74m)

Double glazed window to front, radiator, spotlights.

Dining Area

16' 1" x 8' 7" (4.90m x 2.62m)

Double glazed patio doors to rear, radiator, spotlights.

Kitchen

19' 5" x 4' 6" (5.92m x 1.37m)

Double glazed window to side, double glazed door to rear, spotlights, one and a half bowl stainless steel sink and drainer, ceramic hob with extractor over, high gloss high level units and high gloss floor standing units, tiled splashbacks.

First Floor Bedroom One

13' 2" x 10' 5" (4.01m x 3.17m)

Double glazed window to front, radiator, spotlights, storage cupboard.

Bedroom Two

13' 3" x 8' 8" (4.04m x 2.64m)

Double glazed window to rear, radiator, spotlights.

Bedroom Three

7' 5" x 7' 4" (2.26m x 2.24m)

Double glazed window to rear, radiator, spotlights.

Bathroom

Obscure double glazed window to front, panelled bath with mains shower, low level WC, wash hand basin, heated towel rail, fully tiled walls, tiled flooring.

Outside

There is a good size rear garden with patio area leading to lawn, garden shed, gate to the park to the rear, access to side. To the front of the property the garden is laid to hard standing.





welcome to

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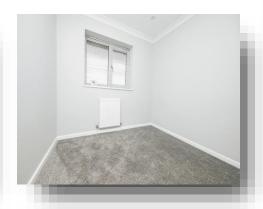
- Well Presented End-Terraced House
- Three bedrooms
- Lounge & Dining Area
- · Recently refurbished throughout
- West facing garden

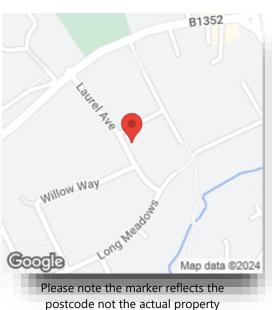
Tenure: Freehold EPC Rating: D

£230,000







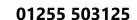


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Property Ref: HAW109167 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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