

Louvain Road, Harwich CO12 3SD

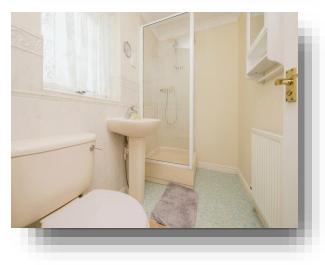


welcome to

Louvain Road, Harwich

Situated in a popular location within CLOSE PROXIMITY OF SEA FRONT & SCHOOLS is this three bedroom detached family home offered with NO ONWARD CHAIN. The property benefits from TWO RECEPTION ROOMS, cloakroom, en-suite as well as DRIVEWAY & GARAGE.













Entrance Hall

Entrance door, radiator, double doors to Dining Room.

Cloakroom

Low level WC, radiator, wash hand basin, obscure UPVC double glazed window to front.

Dining Room

12' 9" x 10' 3" (3.89m x 3.12m) Stairs to first floor, radiator, UPVC double glazed windows to front and side, understairs cupboard.

Lounge

10' 8" x 12' 6" ($3.25m \times 3.81m$) Radiator, feature fireplace, UPVC double glazed French doors to rear leading to garden.

Kitchen

9' 5" x 7' 3" (2.87m x 2.21m)

Matching wall and base units with roll-edge work top and tiled splashbacks, integrated cooker, hob and hood, space for washing machine and fridge/freezer, one and a half bowl sink and drainer, UPVC double glazed window to rear with door leading to rear garden, radiator.

First Floor Landing

Airing cupboard housing boiler.

Bedroom One

10' 3" x 9' 6" ($3.12m\ x\ 2.90m$) Built in cupboard, radiator, UPVC double glazed window to rear, door into:-

En-Suite

Low level WC, pedestal wash hand basin, radiator, shower cubicle, part tiled walls, extractor fan.

Bedroom Two 10' 3" x 9' 6" (3.12m x 2.90m) UPVC double glazed window to front, radiator.

Bedroom Three

8' 7" x 6' 3" (2.62m x 1.91m)

UPVC double glazed window to front, radiator, spotlights and loft access.

Bathroom

8' x 4' 8" (2.44m x 1.42m) Low level WC, pedestal wash hand basin, bath, radiator, part tiled walls, extractor fan, obscure UPVC double glazed window to side.

Outside

To the front of the property there is a block paved driveway with path leading to front door, gate to side access leading to rear garden. There is a garage with up and over door. The rear garden has a patio area, mainly laid to lawn and is fully enclosed.





welcome to

Louvain Road, Harwich

- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Cloakroom & En-Suite
- Driveway & Garage

Tenure: Freehold EPC Rating: C

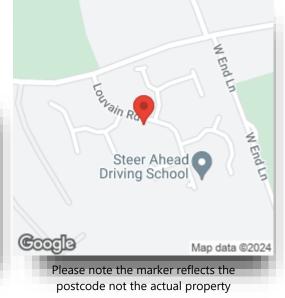
£275,000





view this property online williamhbrown.co.uk/Property/HAW109255





The Property Ombudsman

Property Ref: HAW109255 - 0007 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