









# welcome to

# Fronks Road, Harwich

We are delighted to offer Grade II Listed Trinity House Cottages. A row of unique mid 19th Century houses with views to the rear across Dovercourt Bay. The properties are situated within close proximity of Dovercourt town centre, mainline railway station.













#### **Entrance Hall**

Wooden front door, cupboard understairs, door to:-

#### Lounge

13' 4" x 12' 3" ( 4.06m x 3.73m ) Windows to front and side, radiator.

## **Dining Room**

13' 3" x 10' 1" ( 4.04m x 3.07m ) Sash window to side, radiator, stairs to first floor.

#### Kitchen/ Diner

13' 9" x 10' 6" ( 4.19m x 3.20m )

L Shaped, matching wall and base units with rolledge work top and tiled splashback, stainless steel sink with mixer and drainer, windows to side and rear, pantry cupboard, radiator.

## **Rear Lobby**

Door to rear leading to Courtyard, door into Bathroom.

#### **Bathroom**

Pedestal wash hand basin, bath with mixer taps and shower attachment, low level WC, obscure window to rear, tiled surround, radiator.

#### **First Floor Landing**

Two sash windows to side, radiator.

#### **Bedroom One**

13' 3" x 12' 3" ( 4.04m x 3.73m )

Sash windows to front and side, radiator, built in wardrobe.

#### **Bedroom Two**

11' 9" x 9' 3" ( 3.58m x 2.82m )

Sash window to rear with sea views, loft access.

#### **Bedroom Three**

10' 6" x 9' 2" (  $3.20m\ x\ 2.79m$  )

Access to loft, sash window to side, radiator, built in wardrobes.

Wc

Low level WC, wash hand basin, obscure window to rear.

#### Outside

The rear garden comprises of a courtyard area leading to lawn with access to two single garages (accessed from Beach Road). To the front of the property there is a path leading to front door, gated side access.





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# Fronks Road, Harwich

- **Grade II Listed Trinity House Cottages**
- **End-Terraced House**
- 3 Bedrooms
- Two Single Garages
- Sea Views

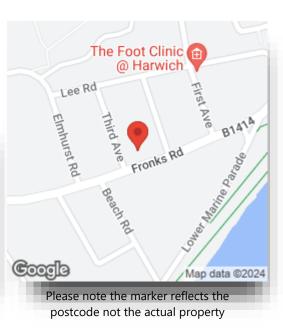
Tenure: Freehold EPC Rating: D

£350,000









view this property online williamhbrown.co.uk/Property/HAW109346



Property Ref: HAW109346 - 0002 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 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

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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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