



**Fronks Road, Harwich CO12 3RN**



**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**

Solid wood entrance hall, window to front, understairs cupboard.

### **Bedroom Three**

13' 2" x 12' 4" ( 4.01m x 3.76m )  
Sash window to front, radiator.

### **Living Room**

12' 7" x 13' 3" ( 3.84m x 4.04m )  
Sash window to front, radiator, stairs to first floor.

### **Kitchen**

13' 9" x 7' 9" ( 4.19m x 2.36m )  
Window to rear, pantry, radiator, matching wall and base units with roll-edge work top, tiled splashback, stainless steel sink with mixer and drainer, integrated cooker, hob and hood, fridge/freezer, space for washing machine.

### **Dining Room**

11' x 7' 9" ( 3.35m x 2.36m )  
Window to rear, radiator.

### **Rear Lobby**

Obscure door to side leading to garden.

### **Shower Room**

Shower cubicle, pedestal wash hand basin, radiator, low level WC, part tiled walls, radiator, obscure window to side.

### **Landing**

Window to front.

### **Bedroom One**

13' 2" x 12' 6" ( 4.01m x 3.81m )  
Sash windows to front and rear with sea views, radiator, pedestal wash hand basin, built in cupboard, loft access.

### **Bedroom Two**

13' 2" x 12' 5" ( 4.01m x 3.78m )  
Sash window to front, sash window to rear with sea views, pedestal wash hand basin, built in cupboard.

### **Outside**

There is a courtyard to rear which in turn opens to a lawn area. To the front of the property the garden is gated with path leading to front door.



***view this property online*** [williamhbrown.co.uk/Property/HAW109347](http://williamhbrown.co.uk/Property/HAW109347)



welcome to

## Fronks Road, Harwich

- Grade II Listed Trinity House Cottages
- Mid-Terraced House
- 2/3 Bedrooms
- Sea Views
- Sought After Location

Tenure: Freehold EPC Rating: D

# £250,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HAW109347](https://www.williamhbrown.co.uk/Property/HAW109347)



Property Ref:  
HAW109347 - 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.

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**