



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

Entrance door, window to front, understairs cupboard.

front of the property there is a gate with path leading to front door.

Bedroom One

13' 3" x 12' 4" (4.04m x 3.76m)

Radiator, sash window to front.

Living Room

13' 3" x 10' 1" (4.04m x 3.07m)

Sash window to front, radiator, stairs to first floor.

Kitchen

Matching wall and base units with roll-edge work top and tiled splashback, window to rear, space for washing machine, dishwasher and fridge/freezer, radiator, integrated cooker, hood and hob, pantry.

Dining Room

10' 9" x 7' 9" (3.28m x 2.36m)

Window to rear, radiator.

Inner Lobby

Door to side leading to garden.

Bathroom

Part tiled walls, radiator, obscure window to side, pedestal wash hand basin, low level WC, bath with mixer taps and shower attachment.

First Floor Landing

Sash window to front.

Bedroom Two

13' 2" x 12' 7" (4.01m x 3.84m)

Sash window to rear with sea views, sash window to front, radiator, loft access, built in cupboard.

Bedroom Three

13' 2" x 12' 4" (4.01m x 3.76m)

Sash window to front, sash window to rear with sea views, built in cupboard.

Outside

There is a rear courtyard leading to lawn area. To the



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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

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW109348



Property Ref:
HAW109348 - 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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