

Fronks Road, Harwich CO12 3RN



welcome to

Fronks Road, Harwich

Trinity House Cottages are part of unique mid 19th Century houses with views to the rear across Dovercourt Bay. This three bedroom end terrace cottage is offered for sale with no onward chain.













Entrance Hall

Entrance door, sash window to side, understairs cupboard.

Lounge

13' 3" x 12' 3" (4.04m x 3.73m) Sash windows to front and side with original shutters, radiator.

Dining Room

12' 5" x 13' 3" (3.78m x 4.04m) Sash window to side, radiator, stairs to first floor.

Kitchen/ Diner

13' 10" x 10' 6" (4.22m x 3.20m) L shaped. Radiator, matching wall and base units with roll-edge work top and tiled splashback, sink with mixer and drainer, windows to side and rear with sea views, pantry cupboard, space for fridge/freezer, washing machine and cooker.

Rear Lobby

Door leading to rear garden, door to Bathroom.

Bathroom

Fully tiled, low level WC, pedestal wash hand basin, bath with shower over, radiator, obscure window to rear.

First Floor Landing

Two sash windows to side, window to side, radiator.

Bedroom One

13' 3" x 12' 3" (4.04m x 3.73m) Sash windows to front and side, radiator, loft access, built in cupboard.

Bedroom Two

11' 3" x 9' 7" (3.43m x 2.92m) Radiator, window to rear with sea views, loft access.

Bedroom Three

10' 8" x 9' 3" ($3.25m\ x\ 2.82m$) Sash window to side with sea views, radiator, built in cupboard.

Wc

Low level WC, pedestal wash hand basin, radiator, obscure window to side.

Outside

There is a courtyard area opening to a lawn area, there are two single garages to rear. To the front of the property there is a gate leading to front door, gated side access.





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Fronks Road, Harwich

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

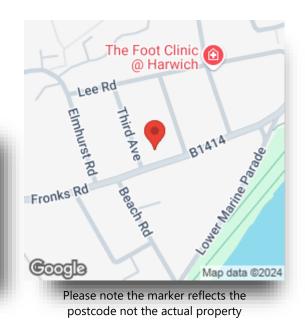
Tenure: Freehold EPC Rating: D

offers in excess of

£250,000







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Property Ref: HAW109349 - 0005 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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