



**Orwell Road, Harwich CO12 3LD**

**welcome to**

**Orwell Road, Harwich**

Orwell Terrace is a Grade II Listed building situated within Dovercourt town centre, within CLOSE PROXIMITY OF TOWN CENTRE, SEA FRONT & RAILWAY STATION. This one bedroom basement flat is WELL PRESENTED THROUGHOUT and offered with NO ONWARD CHAIN.



### **Entrance Hall**

Steps down to hallway, understairs storage, intercom, space for white good appliances.

### **Lounge**

11' 6" x 16' ( 3.51m x 4.88m )

Single glazed sash window to front, radiator.

### **Kitchen**

13' 4" x 8' 8" ( 4.06m x 2.64m )

Matching wall and base units with roll-edge work top, panelled splashback, one and a half bowl sink with mixer taps and draining board, integrated cooker and hob, space for fridge/freezer, door into garden, breakfast bar.

### **Bedroom**

13' 5" x 7' 9" ( 4.09m x 2.36m )

Sash window to rear, fitted wardrobes, feature fireplace, radiator.

### **Bathroom**

Low level WC, pedestal wash hand basin, bath with mixer tap and shower attachment, radiator, obscure UPVC double glazed window to side, extractor fan.



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## Orwell Road, Harwich

- Basement Flat
- Well Presented
- Bedroom
- Lounge & Kitchen
- No Onward Chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 04 Aug 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109357 - 0003

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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.



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