





**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"  $\times$  7' 9" (  $4.09m \times 2.36m$  ) 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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- 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.

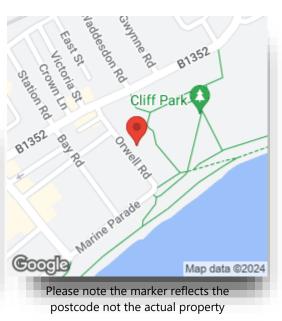
### offers in excess of

£100,000









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Property Ref: HAW109357 - 0003 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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