









welcome to

Main Road, Harwich

Situated in a popular location within CLOSE PROXIMITY OF LOCAL SHOPS & SCHOOLS is this two bedroom terraced house. The property benefits from two bedrooms as well as Lounge, Kitchen and Utility Room.













Entrance Hall

UPVC double glazed front door, radiator, understairs cupboard, stairs to first floor.

Lounge/ Diner

22' 3" max x 15' 2" narrowing to 9' 9" (6.78m max x 4.62m narrowing to 2.97m)

Two radiators, electric fire, UPVC double glazed windows to front and rear.

Kitchen

12' 1" x 5' 9" (3.68m x 1.75m)

Matching wall and base units with roll-edge work top, upstand, tiled splashback, stainless steel sink, space for cooker, radiator, UPVC double glazed window to side and rear, UPVC double glazed door to side leading to Utility.

Utility

7' 7" x 4' 5" (2.31m x 1.35m)

UPVC double glazed door leading to rear garden, space for freezer, tumble dryer, boiler.

First Floor Landing

Loft access.

Bedroom One

12' 4" x 9' 7" (3.76m x 2.92m)

UPVC double glazed window to front, radiator, built in wardrobes.

Bedroom Two

12' 1" x 8' 4" (3.68m x 2.54m)

UPVC double glazed window to rear, radiator.

Bathroom

Shower cubicle, low level WC, vanity sink, storage cupboard, part tiled walls, radiator, low level WC, obscure double glazed window to rear.

Outside

To the front of the property there is shingle with path to front door and low brick wall and overlooks the green. The rear garden is fully enclosed with gated rear access.





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Main Road, Harwich

- Terraced House
- 2 Bedrooms
- Lounge
- Kitchen & Utility Room
- Close to Amenities

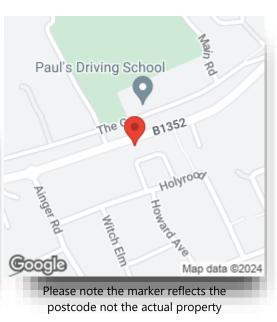
Tenure: Freehold EPC Rating: D

£175,000









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Property Ref: HAW109264 - 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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