









welcome to

Fronks Avenue, Harwich

Guide Price £400,000 - £415,000 Situated in a SOUGHT AFTER LOCATION within CLOSE PROXIMITY OF SEA FRONT is this three bedroom detached chalet bungalow. The property benefits from TWO RECEPTION ROOMS as well as CONSERVATORY, DRIVEWAY & GARAGE.













Entrance Hall

Stairs to first floor, door into garage, radiator.

Cloakroom

7' 3" x 3' 4" (2.21m x 1.02m) Low level WC, wash hand basin.

Lounge

18' 6" x 15' 6" (5.64m x 4.72m)
UPVC double glazed windows to side and rear, radiator.

Dining Room

10' 8" \bar{x} 7' 11" (3.25m x 2.41m) Radiator, UPVC double glazed window to rear.

Conservatory

16' 6" x 9' 9" (5.03m x 2.97m) Brick and UPVC with doors to garden.

Kitchen

10' 3" x 7' 9" (3.12m x 2.36m)

Range of matching base and wall mounted units, stainless steel sink and drainer, space for appliances, extractor fan, part tiled walls, double glazed window to side.

Utility Room

9' 2" x 4' 2" (2.79m x 1.27m) Space for white goods, door to garden, worktops, door to side.

Bedroom One

14' 1" x 9' 5" (4.29m x 2.87m)
Double glazed window to front, radiator.

En-Suite

7' 1" \times 7' 3" (2.16m \times 2.21m) Corner bath, low level WC, wash hand basin.

Bedroom Two

16' 3" x 17' 6" (4.95m x 5.33m) Two skylights, UPVC double glazed window to rear, airing cupboard, walk in wardrobe.

Bedroom Three

18' 3" x 9' 1" (5.56m x 2.77m) Sky light, walk in cupboard, loft hatch.

Bathroom

8' 10" x 5' 3" (2.69m x 1.60m) Shower cubicle, low level WC, wash hand basin.

Outside

The rear garden has access to both sides and is mainly laid to lawn with an array of plants and shrubs. The front garden has double gates with pathway, driveway leading to garage.

Garage

19' 3" x 9' 4" (5.87m x 2.84m) With electric door.





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Fronks Avenue, Harwich

- **Detached Chalet Bungalow**
- 3 Bedrooms
- 2 Receptions
- Conservatory
- Driveway & Garage

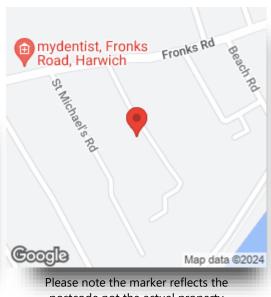
Tenure: Freehold EPC Rating: B

£400,000









postcode not the actual property

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Property Ref: HAW109362 - 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 quidance 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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