

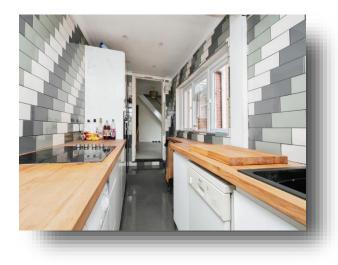
Birch Avenue, Harwich CO12 4DA

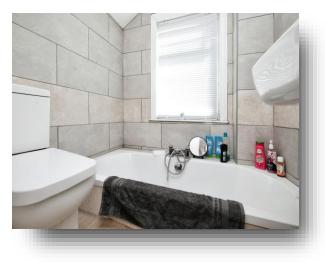


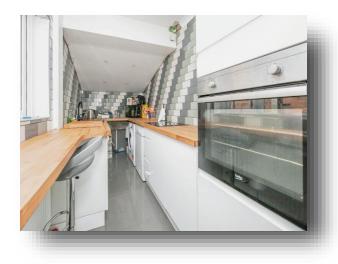
welcome to

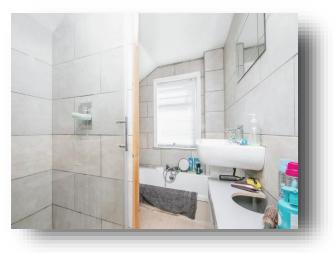
Birch Avenue, Harwich

A WELL PRESENTED two bedroom mid-terraced house situated in a popular location within CLOSE PROXIMITY OF TOWN CENTRE, SEA FRONT & SCHOOLS. The property benefits from TWO RECEPTION ROOMS as well as OFF ROAD PARKING TO REAR.













road parking.

Lounge

13' 3" x 11' 7" (4.04m x 3.53m) UPVC double glazed half bay window to front, UPVC double glazed entrance door, radiator, feature fireplace.

Dining Room

13' 5" x 11' 2" (4.09m x 3.40m) UPVC double glazed door leading to rear garden, radiator, stairs to first floor.

Kitchen

14' 5" x 5' 9" (4.39m x 1.75m) Matching wall and base units with solid wood worktop, tiled splashback, integrated oven and hob, space for fridge/freezer, washing machine, dishwasher and tumble dryer, sink with mixer and drainer. spotlights, UPVC double glazed window to side.

First Floor Landing

Loft hatch with ladder which is boarded, radiator.

Bedroom One

11' 4" x 10' 9" ($3.45m\ x\ 3.28m$) UPVC double glazed window to front, radiator.

Bedroom Two

10' 6" x 8' ($3.20m\ x\ 2.44m$) UPVC double glazed window to rear, radiator, built in cupboard.

Bathroom

Bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, shower cubicle, fully tiled with spotlights, obscure UPVC double glazed window to rear.

Outside

To the front of the property the garden is surrounded by picket fence with path leading to front door. The rear garden comprises of a patio area with paved path leading to the rear of the garden. The garden is mainly laid to lawn with shed. To the rear of the garden there is a driveway providing off





welcome to

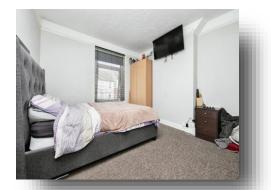
Awaiting Photograph

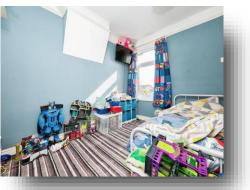
Birch Avenue, Harwich

- Well Presented Mid-Terraced House
- 2 Bedrooms
- 2 Reception Rooms
- Off Road Parking
- Popular Location

Tenure: Freehold EPC Rating: Awaited

£180,000



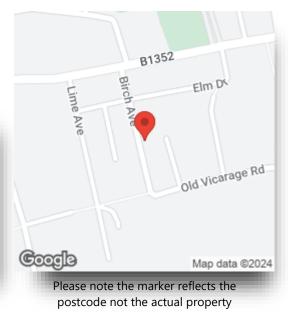


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Property Ref: HAW109398 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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