



Lee Road, Harwich CO12 3SB

welcome to

Lee Road, Harwich

A two bedroom detached bungalow situated in a popular location within CLOSE PROXIMITY OF TOWN CENTRE & SEA FRONT. The property is offered with NO ONWARD CHAIN and benefits from DRIVEWAY & GARAGE.



Entrance Hall

Front door, radiator, two storage cupboards (one housing boiler).

Lounge

21' x 10' (6.40m x 3.05m)

UPVC double glazed window to rear, UPVC double glazed patio doors to rear, two radiators.

Kitchen

11' 7" x 7' 5" (3.53m x 2.26m)

Matching wall and base units with roll-edge work top and tiled splashback, UPVC double glazed window to front, integrated cooker, hob and hood, stainless steel sink with mixer taps and draining board, space for washing machine and fridge/freezer.

Bedroom One

12' 8" x 8' 8" (3.86m x 2.64m)

UPVC double glazed window to rear, radiator.

Bedroom Two

8' 7" x 8' 1" (2.62m x 2.46m)

UPVC double glazed window to rear, radiator.

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Low level WC, obscure double glazed window to front, bath with wash hand basin and tiled splashback.

Outside

There is a driveway leading to garage and garden to rear which comprises of a patio area and astro turf.



view this property online williamhbrown.co.uk/Property/HAW109345



welcome to

Lee Road, Harwich

- Detached Bungalow
- 2 Bedrooms
- Driveway & Garage
- Popular Location
- Close to Sea Front & Town Centre

Tenure: Freehold EPC Rating: D

£260,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HAW109345](https://www.williamhbrown.co.uk/Property/HAW109345)



Property Ref:
HAW109345 - 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.

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.



william h brown



01255 503125



Harwich@williamhbrown.co.uk



280-282 High Street, Dovercourt, HARWICH,
Essex, CO12 3PD



williamhbrown.co.uk