



**Lee Road, Dovercourt, Harwich, Essex, CO12 3SB**



**welcome to**

**Lee Road, Harwich**

A well presented spacious two bedroom detached house situated in a popular location within CLOSE PROXIMITY OF SEA FRONT & TOWN CENTRE. The property benefits from TWO RECEPTION ROOMS as well as En-Suite Cloakroom and Bathroom.



### **Entrance Porch**

Radiator, UPVC double glazed front door, UPVC double glazed window to side, storage cupboard, door into:-

### **Lounge**

21' 9" x 15' 2" ( 6.63m x 4.62m )

Two UPVC double glazed windows to front, window to side, two radiators, feature fireplace.

### **Kitchen**

16' 10" x 12' 10" ( 5.13m x 3.91m )

Matching wall and base units with roll-edge work top and tiled splashback, UPVC double glazed window to front, composite one and a half bowl sink with mixer taps and draining board, two integrated cookers, hob, hood, fridge/freezer and dishwasher, space for tumble dryer and washing machine, opens to Dining Room.

### **Dining Room**

10' 4" x 14' 2" ( 3.15m x 4.32m )

UPVC double glazed French doors to side leading to garden, radiator, vaulted ceiling.

### **Landing**

13' x 9' 1" ( 3.96m x 2.77m )

Potential for Bedroom Three. UPVC double glazed bay window to front, UPVC double glazed window to front, radiator.

### **Bedroom One**

13' 3" x 12' 3" ( 4.04m x 3.73m )

UPVC double glazed window to side, fitted wardrobes, radiator.

### **En-Suite Cloakroom**

Pedestal wash hand basin, low level WC.

### **Bedroom Two**

12' 2" x 9' 9" ( 3.71m x 2.97m )

UPVC double glazed window to front, radiator.

### **Bathroom**

10' 6" x 7' 8" ( 3.20m x 2.34m )

Free standing bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin, shower cubicle, obscure UPVC double glazed window to side, tiled walls, storage cupboard, spotlights, extractor fan.

### **Outside**

The rear garden comprises of a patio area, workshop and an array of plants and shrubs. There is potential for off road parking.



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welcome to

## Lee Road, Harwich

- Spacious Detached House
- 2 Bedrooms
- 2 Reception Rooms
- Well Presented
- Popular Location

Tenure: Freehold EPC Rating: D

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109182 - 0003

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william h brown



**01255 503125**



Harwich@williamhbrown.co.uk



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



**williamhbrown.co.uk**