



Lee Road, Harwich CO12 3SB

welcome to

Lee Road, Harwich

Offered for sale with no onward chain and located within close proximity of the beach is this large TWO bedroom detached house. The property benefits from a large open plan Kitchen and South facing garden.



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.



view this property online williamhbrown.co.uk/Property/HAW109182



welcome to

Lee Road, Harwich

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

Tenure: Freehold EPC Rating: D

offers over

£285,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW109182



Property Ref:
HAW109182 - 0004

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