



Jamestown Close, Harwich CO12 4FG

welcome to

Jamestown Close, Harwich

A three bedroom semi-detached house situated in a popular location within CLOSE PROXIMITY OF RETAIL PARK, RAILWAY STATION & LOCAL SCHOOLS. The property benefits from ground floor cloakroom as well as OFF ROAD PARKING.



Entrance Hall

Entered via the front door with radiator, double glazed window to the side and stairs rising to the first floor.

Cloakroom

WC, wash hand basin, radiator and double glazed window to the front.

Lounge

16' 9" x 11' 6" (5.11m x 3.51m)

Double glazed window to the front, two radiators, under stairs storage cupboard,

Kitchen

15' 3" x 9' 9" (4.65m x 2.97m)

Fitted with a range of matching wall and base units, integrated cooker, washing machine and fridge/freezer, one and half bowl sink basin with mixer tap and drainer, radiator and double glazed window to the rear, door to the garden.

Landing

Airing cupboard, access to the loft space.

Bedroom One

10' 8" x 8' 5" (3.25m x 2.57m)

Double glazed window to the rear, radiator and fitted wardrobes.

Bedroom Two

12' x 7' 7" (3.66m x 2.31m)

Double glazed window to the front and radiator.

Bedroom Three

7' 2" x 8' 2" (2.18m x 2.49m)

Double glazed window to the front and radiator.

Bathroom

7' 11" x 6' 5" (2.41m x 1.96m)

WC, wash hand basin, bath with shower over, part tiled walls, radiator and double glazed window to the rear.

Outside

The garden to the front is block paved with a driveway and lawn area, there is a gate to the side providing access to the rear garden. The garden to the rear is enclosed and mainly laid to lawn with a patio area.



view this property online williamhbrown.co.uk/Property/HAW109490



welcome to

Jamestown Close, Harwich

- THREE BEDROOMS
- OFF ROAD PARKING
- SEMI-DETACHED HOUSE
- CLOAKROOM
- CLOSE TO AMENITIES

Tenure: Freehold EPC Rating: Awaiting

£250,000



Please note the marker reflects the postcode not the actual property

[view this property online williamhbrown.co.uk/Property/HAW109490](https://www.williamhbrown.co.uk/Property/HAW109490)



Property Ref:
HAW109490 - 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](https://www.williamhbrown.co.uk)