

Allfields, Dovercourt Harwich CO12 4XS



welcome to

Allfields, Dovercourt Harwich

FREEHOLD PROPERTY. An extended three bedroom semi-detached house located ideally for LOCAL SHOPS, SCHOOLS & SEA FRONT. The property benefits from DRIVEWAY & GARAGE.













Entrance Porch

UPVC double glazed entrance door.

Lounge

19' 4" x 11' 7" ($5.89m\ x\ 3.53m$) UPVC double glazed window to front, two radiators, stairs to first floor.

Kitchen

19' 5" x 7' 9" (5.92m x 2.36m) Matching wall and base units with square edge work top, splashback, integrated cooker, hob and hood, integrated dishwasher, space for washing machine, UPVC double glazed window to rear, sink with mixer taps and draining board, radiator, UPVC double glazed window to rear, UPVC double glazed door leading to rear garden.

First Floor Landing

UPVC double glazed window to side, loft access.

Bedroom One

10' 8" x 11' 7" ($3.25m\ x\ 3.53m$) UPVC double glazed window to front, radiator, storage cupboard.

Bedroom Two

11' 7" x 9' 5" (3.53m x 2.87m) UPVC double glazed window to rear, radiator.

Bedroom Three

12' 10" x 6' 9" (3.91m x 2.06m) UPVC double glazed window to front, radiator.

Bathroom

8' 6" x 6' 9" (2.59m x 2.06m) Four piece bathroom with shower cubicle, bath, obscure UPVC double glazed window to rear, radiator, fully tiled, low level WC, pedestal wash hand basin.

Outside

The rear garden comprises of a patio area and is mainly laud to lawn with garden shed and is fully enclosed with gated side access. To the front of the



property there is a dropped kerb leading to driveway and garage.

Agents Note

The vendors solicitors have advised us that the property is now a FREEHOLD as of 28th October 2024.



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- Property being sold with FREEHOLD
- 3 Bedrooms
- **Popular Location**
- Driveway & Garage
- Semi Detached House

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£265,000





view this property online williamhbrown.co.uk/Property/HAW109513



Property Ref: HAW109513 - 0005 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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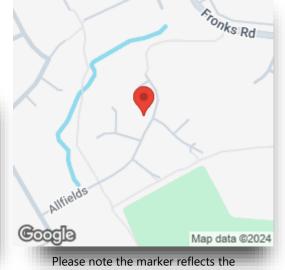
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postcode not the actual property

