



Park Road, Harwich CO12 3BJ

welcome to

Park Road, Harwich

A two bedroom mid-terraced house situated CLOSE TO SEA FRONT, TWO CENTRE & LOCAL SCHOOLS. The property benefits from TWO RECEPTIONS as well as GROUND FLOOR CLOAKROOM & GARAGE.***NO ONWARD CHAIN***



Entrance Hall

UPVC double glazed front door, stairs to first floor, understairs cupboard.

Lounge

13' 1" max x 12' 8" max (3.99m max x 3.86m max)

UPVC double glazed bay window to front.

Dining Room

11' 10" max x 13' 8" max (3.61m max x 4.17m max)

UPVC double glazed window to rear, two storage cupboards, feature fireplace.

Kitchen

5' 7" x 8' 3" (1.70m x 2.51m)

Matching wall and base units, stainless steel sink, UPVC double glazed door to rear, UPVC double glazed door to rear garden, space for cooker and washing machine.

Rear Lobby

UPVC double glazed door to side leading to garden.

Ground Floor Cloakroom

Low level WC, UPVC double glazed window to side, wash hand basin.

First Floor Landing

Access to loft.

Bedroom One

17' 3" max x 10' 2" max (5.26m max x 3.10m max)

UPVC double glazed window to front, fitted wardrobes.

Bedroom Two

13' 9" max x 8' 6" max (4.19m max x 2.59m max)

UPVC double glazed window to rear.

Bathroom

8' 2" max x 8' 4" max (2.49m max x 2.54m max)

Low level WC, vanity sink, shower cubicle, obscure UPVC double glazed window to rear.

Outside

There is a low brick wall to the front with iron gate and path to front door. The rear garden has hard standing area, lawn area, flowerbeds, gated rear access and garage.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Park Road, Harwich

- Mid-Terraced House
- 2 Bedrooms
- Ground Floor Cloakroom
- Popular Location
- No Onward Chain

Tenure: Freehold EPC Rating: D

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW109539 - 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.

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