









# welcome to

# **Garland Road, Harwich**

Situated close to MAINLINE RAILWAY STATION and GATEWAY RETAIL PARK is this one bedroom flat. The property is WELL PRESENTED THROUGHOUT.













#### **Entrance Hall**

Composite front door with stairs up to Landing, window to side, radiator, loft access.

## Lounge

11' 3" max x 14' 1" ( 3.43m max x 4.29m ) UPVC double glazed windows to front and side, feature fireplace, radiator.

### Kitchen

11' x 9' 6" ( 3.35m x 2.90m )

Matching wall and base units with roll-edge work top and tiled splashbacks, integrated cooker, hob and hood, space for fridge/freezer and washing machine, one and a half bowl stainless sink with mixer taps and draining board, UPVC double glazed windows to front and side, storage cupboard housing boiler.

#### **Bedroom One**

 $10' \ 3" \ x \ 10' \ 3"$  (  $3.12m \ x \ 3.12m$  ) UPVC double glazed window to front, radiator.

#### **Bathroom**

7' 8" x 5' 7" ( 2.34m x 1.70m )

Low level WC, pedestal wash hand basin, bath with mixer taps and shower attachment and tiled surround, radiator, obscure UPVC double glazed window to side, loft access.

#### Outside

There is a rear garden comprising of patio and lawn area.

### **Agents Note**

We have been advised by the vendor this property is being sold with a share of FREEHOLD.





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## **Garland Road, Harwich**

- Well Presented Flat
- One Bedroom
- Lounge
- Kitchen
- Close to Local Amenities

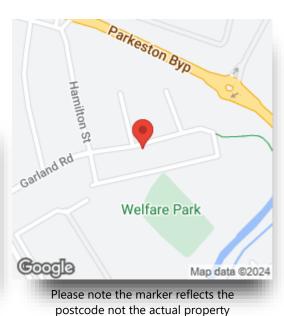
Tenure: Freehold EPC Rating: Awaited

£120,000









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Property Ref: HAW109556 - 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 quidance 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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