



Fronks Road, Harwich CO12 3RJ

welcome to

Fronks Road, Harwich

- Stunning Three Storey House
- 4 Bedrooms
- Spacious Accommodation Throughout
- Sea Views
- Sought After Location

Tenure: Freehold EPC Rating: Awaited

£425,000

A STUNNING & SPACIOUS four bedroom, three storey house situated in a SOUGHT AFTER LOCATION close to SEA FRONT and enjoying SEA VIEWS. The property benefits from fully fitted kitchen and utility room with integrated appliances. NO ONWARD CHAIN.



Entrance Hall

Lounge

13' 4" max x 16' 1" max (4.06m max x 4.90m max)

Kitchen/ Diner

21' 7" max x 11' max (6.58m max x 3.35m max)

Utility Room

20' 5" max x 7' 7" max (6.22m max x 2.31m max)

Cloakroom

First Floor Landing

Bedroom One

16' max x 13' 9" max (4.88m max x 4.19m max)

Bedroom Two

12' 2" max x 12' 6" max (3.71m max x 3.81m max)

Bathroom

7' 9" x 7' 3" (2.36m x 2.21m)

Second Floor Landing

Bedroom Three

20' 8" max x 15' 8" max (6.30m max x 4.78m max)

Bedroom Four

13' 5" max x 9' 4" max (4.09m max x 2.84m max)

Outside

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Property Ref:

HAW109596 - 0008

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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