









welcome to

Fronks Road, Harwich

Offered for sale with no onward chain and requiring complete modernisation throughout is this large detached four bedroom house located on one of the most desirable roads in Harwich close to sea front, local schools and town centre.













Entrance Hall

A large hallway with a window to the side, storage cupboard and radiator.

Lounge

14' 11" into bay x 12' 4" (4.55m into bay x 3.76m) Bay window to the front, radiator and fireplace.

Dining Room

14' 11" into bay x 12' 4" (4.55m into bay x 3.76m) Bay window to the front, radiator and fireplace.

Kitchen

10' 6" x 9' (3.20m x 2.74m)

Fitted with base units, sink basin with drainer, space for a cooker and under counter appliances, window to side and rear and door to the garden.

Landing

Window to the side.

Bedroom One

17' 5" into bay $\,x$ 10' 7" to wardrobes (5.31m into bay $\,x$ 3.23m to wardrobes)

Bay window to the front, radiator and fitted wardrobes.

Bedroom Two

14' 4" into bay \times 12' 4" (4.37m into bay \times 3.76m) Bay window to the front, radiator and fitted wardrobes.

Bedroom Three

10' 7" into bay \times 9' (3.23m into bay \times 2.74m) Bay window to the side and radiator.

Bedroom Four

9' 8" x 7' 5" (2.95m x 2.26m) Window to the rear and radiator.

Bathroom

WC, wash hand basin, shower cubicle and window to the side.

Outside

The property is approached via a driveway which leads to the detached single garage, There is a lawned garden to the front of the property alongside the driveway. The garden to the rear is enclosed by hedging and mainly laid to lawn.





welcome to

Fronks Road, Harwich

- DETACHED HOUSE
- FOUR BEDROOMS
- TWO LARGE RECEPTION ROOMS
- GARAGE AND DRIVEWAY
- POPULAR LOCATION

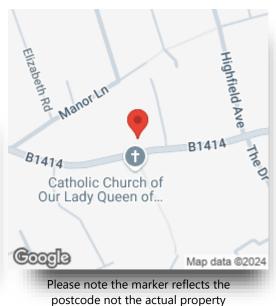
Tenure: Freehold EPC Rating: E

£400,000









view this property online williamhbrown.co.uk/Property/HAW109009



Property Ref: HAW109009 - 0003 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.





01255 503125



Harwich@williamhbrown.co.uk



280-282 High Street, Dovercourt, HARWICH, Essex, CO12 3PD



williamhbrown.co.uk

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.