



**Oakland Road, Harwich CO12 3QG**

**welcome to**

**Oakland Road, Harwich**

Located close to TOWN CENTRE, SEA FRONT, RAILWAY STATION & SCHOOLS is this SPACIOUS three bedroom terraced house benefiting from TWO RECEPTION rooms as well as Utility Room....



### **Entrance Hall**

UPVC double glazed front door, stairs to first floor, radiator.

### **Lounge**

14' 6" into bay x 12' max ( 4.42m into bay x 3.66m max )  
UPVC double glazed bay window to front, feature fireplace and radiator.

### **Dining Room**

11' 3" max x 10' 2" max ( 3.43m max x 3.10m max )  
Radiator, feature fireplace, UPVC double glazed door to rear garden.

### **Kitchen**

10' 3" x 10' 2" ( 3.12m x 3.10m )  
Matching wall and base units with roll-edge work top and tiled splashback, space for cooker and dishwasher, pantry cupboard with UPVC double glazed window to side, one and a half bowl stainless steel sink with mixer taps and draining board, radiator, UPVC double glazed window to rear.

### **Utility Room**

7' 6" x 6' 6" ( 2.29m x 1.98m )  
UPVC double glazed window to side, pedestal wash hand basin, radiator, plumbing/space for white goods appliances.

### **First Floor Landing**

Storage cupboard, access to loft.

### **Bedroom One**

15' 7" max x 14' 6" max ( 4.75m max x 4.42m max )  
UPVC double glazed bay window to front, UPVC double glazed window to front, feature fireplace, radiator.

### **Bedroom Two**

11' 4" max x 10' 2" max ( 3.45m max x 3.10m max )  
UPVC double glazed window to rear, fitted cupboard, radiator.

### **Bedroom Three**

10' 3" x 10' 2" ( 3.12m x 3.10m )

UPVC double glazed window to rear, radiator, feature fireplace.

### **Bathroom**

Low level WC, pedestal wash hand basin, bath with shower over, obscure UPVC double glazed window to side, part tiled walls, radiator.

### **Outside**

The front garden has a low wall with gate and path leading to front door. There is a small garden to rear with patio and lawn.



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## Oakland Road, Harwich

- Spacious Terraced House
- 3 Bedrooms
- 2 Receptions
- Kitchen & Utility Room
- Close to Local Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAW108494 - 0005

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