









welcome to

Fronks Road, Harwich

A WELL PRESENTED spacious three bedroom semi-detached house situated in a sought after location within CLOSE PROXIMITY OF SEA FRONT, town centre and local schools. The property benefits from three receptions, garden room as well as OFF ROAD PARKING.













Entrance Hall

Wooden front door, stairs to first floor, window to side.

Boot Room

 $6' 4" \times 5' 7" (1.93m \times 1.70m)$ Radiator, UPVC double glazed window to rear.

Parlour

9' 10" x 11' (3.00m x 3.35m) Feature fireplace, radiator, UPVC double glazed window to front.

Lounge

13' 5" x 13' 4" (4.09m x 4.06m)

Two radiators, UPVC double glazed window to front, feature fireplace.

Dining Room

11' 5" x 9' 7" (3.48m x 2.92m)

Radiator, UPVC double glazed window to rear, storage cupboard.

Garden Room

10' 4" x 5' 7" (3.15m x 1.70m)

Radiator, UPVC double glazed French doors to garden.

Kitchen

16' `x 6' 10" (4.88m `x 2.08m)

Matching wall and base units with square edge work top and upstand, UPVC double glazed windows to side and rear, door to side to garden, two integrated ovens, oven, hob and hood, stainless steel sink with mixer taps and draining board, space for washing machine and fridge/freezer.

Cloakroom

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

First Floor Landing

Loft access, radiator, UPVC double glazed window to side.

Bedroom One

11' 6" x 11' 3" (3.51m x 3.43m) UPVC double glazed window to front, fitted wardrobes, radiator.

Bedroom Two

11' $3" \times 10' \ 2" \ (3.43m \times 3.10m)$ UPVC double glazed to front, radiator, fitted wardrobes.

Bedroom Three

11' 8" x 8' 6" (3.56m x 2.59m) Radiator, fitted cupboard, airing cupboard, UPVC double glazed window to rear.

Shower Room

Shower cubicle, pedestal wash hand basin, radiator, obscure UPVC double glazed window to rear.

Wc

Low level WC, obscure UPVC double glazed window to rear, heated towel rail, vanity sink. Shower cubicle (not plumbed in).

Outside

There is a block paved driveway, gates leading to rear which has a garage, patio and is mainly laid to lawn.





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Fronks Road, Harwich

- Spacious Well Presented Semi-Detached House
- 3 Bedrooms
- 3 Reception Rooms
- Garden Room
- Ground Floor Cloakroom

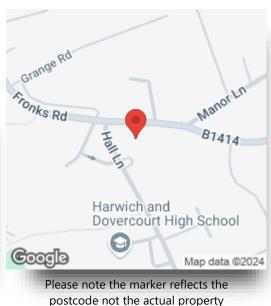
Tenure: Freehold EPC Rating: E

£350,000









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Property Ref: HAW109507 - 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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