



Empire Road, HARWICH CO12 3QA

welcome to

Empire Road, HARWICH

A SPACIOUS & WELL PRESENTED four bedroom terraced house situated in a popular location within CLOSE PROXIMITY OF TOWN CENTRE, SEA FRONT & RAILWAY STATION. The property benefits from CLOAKROOM.



Harwich is an attractive, historic and unique town steeped in a wealth of maritime history. The town is ideally located with excellent road, rail and ferry links. The town is home to the historic Mayflower. Harwich entices visitors with its stunning history and heritage, it is also home to a great selection of restaurants, bars, cafes and pubs.

The seaside at Dovercourt Bay boasts an award winning Blue Flag beach of which the Lighthouse's are a unique feature. Marine Parade links the town to a range of seafront facilities and unspoilt beauty, where you can embark on long walks or cycle rides.

Lentrance Hall

Cloakroom

Lounge

13' 2" x 11' 8" (4.01m x 3.56m)

Kitchen

12' 7" x 15' 7" (3.84m x 4.75m)

Utility Room

10' 8" x 7' (3.25m x 2.13m)

Bedroom One

14' 5" x 9' 9" (4.39m x 2.97m)

Bedroom Two

10' 7" x 10' (3.23m x 3.05m)

Bedroom Four

11' x 6' 9" (3.35m x 2.06m)

Landing

Bedroom Three (loft Room)

11' 1" max x 13' 9" max (3.38m max x 4.19m max)

Bathroom

6' 8" x 8' 1" (2.03m x 2.46m)

Outside



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welcome to

Empire Road, HARWICH

- Spacious Terraced House
- 4 Bedrooms
- Lounge & Kitchen/Diner
- Popular Location
- Close to Local Amenities

Tenure: Freehold EPC Rating: D

offers in the region of

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW109587 - 0009

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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