



Edward Street, Harwich CO12 4PX

welcome to

Edward Street, Harwich

A WELL PRESENTED two bedroom semi-detached house situated in a popular location within CLOSE PROXIMITY OF MAINLINE RAILWAY STATION & RETAIL PARK.

Call now on 01255 503125 to arrange your viewing



Entrance Hall

Double glazed door to front, radiator, laminate flooring, stairs to first floor.

Lounge

22' 8" x 10' 7" (6.91m x 3.23m)

Double glazed bay window to front, double glazed window to rear, laminate flooring.

Kitchen

15' 5" x 5' 4" (4.70m x 1.63m)

Range of wall and base units, double glazed windows to side and rear, stainless steel sink and drainer, space and plumbing for cooker, washing machine, fridge freezer, laminate flooring.

First Floor Landing

Double glazed window to rear, loft access, cupboard housing wall mounted boiler.

Bedroom One

15' 3" x 10' (4.65m x 3.05m)

Double glazed window to front, radiator.

Bedroom Two

9' 5" x 9' 4" (2.87m x 2.84m)

Double glazed window to rear, radiator.

Bathroom

Obscure double glazed window to rear, panelled bath with shower over, wash hand basin, low level WC, heated towel rail, laminate flooring.

Outside

The rear garden comprises of a patio area, lawn area, path to rear, garden shed and various shrubs and plants. The front garden comprises of lawn, shrubs, step pathway to front door.



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welcome to

Edward Street, Harwich

- Semi-Detached House
- 2 Bedrooms
- Well Presented
- Popular Location
- Close Proximity of Railway Station

Tenure: Freehold EPC Rating: D

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW109647 - 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.

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.



william h brown



01255 503125



Harwich@williamhbrown.co.uk



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



williamhbrown.co.uk