



**Portland Avenue, Harwich CO12 3QN**

**welcome to**

**Portland Avenue, Harwich**

Situated in a popular location within walking distance of town centre and close proximity of sea front and schools is this THREE BEDROOM house OFFERED WITH NO ONWARD CHAIN. The property has been recently modernised throughout.



### **Entrance Hall**

Radiator, stairs to first floor, understairs cupboard.

### **Lounge**

13' 1" x 12' 4" ( 3.99m x 3.76m )

Double glazed bay window to front, radiator.

### **Kitchen**

17' 8" x 12' 7" ( 5.38m x 3.84m )

Double glazed window to rear, square edge work surface, range of matching high gloss base and wall units, electric hob, oven and extractor hood, half tiled walls, tiled flooring, radiator.

### **First Floor Landing**

#### **Bedroom One**

13' 1" x 10' 4" ( 3.99m x 3.15m )

Double glazed window to front, radiator.

#### **Bedroom Two**

12' 6" x 10' 4" ( 3.81m x 3.15m )

Double glazed window to rear, radiator.

#### **Bedroom Three**

9' 7" x 6' 9" ( 2.92m x 2.06m )

Double glazed window to front, radiator.

### **Bathroom**

Obscure double glazed windows to side and rear, sink, low level WC, fitted shower, loft access, radiator.

### **Outside**

To the front of the property the garden is laid to gravel and enclosed by brick wall with path leading to front door. The rear garden comprises of a patio area, mainly laid to lawn with path and enclosed by fencing.

### **Agents Note**

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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welcome to

## Portland Avenue, Harwich

- Semi-Detached House
- 3 Bedrooms
- Recently Modernised
- Close to Local Amenities
- No Onward Chain

Tenure: Freehold EPC Rating: C

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109865 - 0009

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