









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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Portland Avenue, Harwich

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

Tenure: Freehold EPC Rating: C

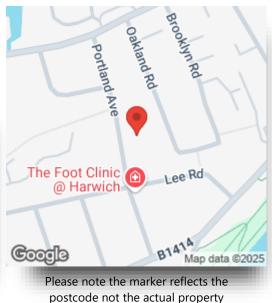
offers in excess of

£240,000









view this property online williamhbrown.co.uk/Property/HAW109865



Property Ref: HAW109865 - 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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