



Oakland Road, Harwich CO12 3QQ

welcome to

Oakland Road, Harwich

A SPACIOUS three bedroom house situated in a popular location within walking distance of town centre, close proximity of sea front and railway station. The property benefits from THREE RECEPTION ROOMS and is offered with NO ONWARD CHAIN.



Entrance Hall

Stairs to first floor, composite front door, radiator.

Lounge

14' 6" x 12' 2" (4.42m x 3.71m)

UPVC double glazed bay window to front, radiator, opens to Dining Room.

Dining Room

11' 3" x 10' 3" (3.43m x 3.12m)

UPVC double glazed window to rear, radiator.

Breakfast Room

11' 7" x 10' (3.53m x 3.05m)

UPVC double glazed window to side, radiator.

Kitchen

9' 9" x 6' (2.97m x 1.83m)

Matching wall and base units, sink and drainer, space for appliances, UPVC double glazed window to rear, door to rear leading to garden.

First Floor Landing

Bedroom One

15' 8" x 14' 5" (4.78m x 4.39m)

UPVC double glazed window to front, UPVC double glazed bay window to front, radiator.

Bedroom Two

11' 3" max x 10' 3" max (3.43m max x 3.12m max)

UPVC double glazed window to rear, radiator.

Bedroom Three

9' 10" max x 10' 8" max (3.00m max x 3.25m max)

UPVC double glazed window to rear, radiator.

Bathroom

Low level WC, bath with mixer tap and shower over, pedestal wash hand basin, obscure UPVC double glazed window to side, part tiled walls.

Outside

To the front of the property there is small garden enclosed by low brick wall with path to front door. The rear garden is fully enclosed with patio area and

decking.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Oakland Road, Harwich

- Spacious Mid-Terraced House
- 3 Bedrooms
- 3 Reception Rooms
- Close to Town Centre, Sea Front & Railway Station
- No Onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW109811 - 0006

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.



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