









## 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.

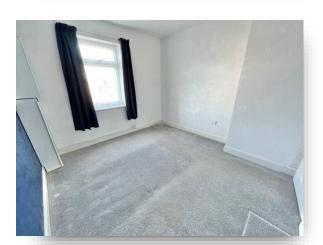












#### **Entrance Hall**

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.





### 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

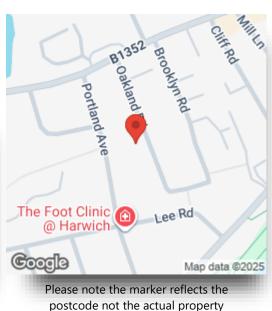
Council Tax Band: B

# £195,000







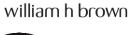


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Property Ref: HAW109811 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer 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 property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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





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