









welcome to

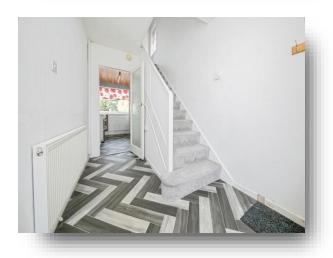
Harcourt Avenue, Harwich

Ideally located close to local schools and retail park this three bedroom semi-detached house offers generous living space throughout. Featuring a good size garden, driveway and garage its perfect for a families or first time buyers, Offered with NO ONWARD CHAIN.













Entrance Hall

Composite front door, understairs cupboard.

Lounge

14' 5" x 12' 6" (4.39m x 3.81m) UPVC double glazed window to front, radiator, feature fireplace.

Dining Room

13' 2" x 10' 8" (4.01m x 3.25m)
Patio doors leading to rear garden, feature fireplace.

Kitchen

Range of wall and base units, space for cooker, washing machine and fridge/freezer, sink and drainer, door to side leading to garden.

Rear Lobby

Door to garage.

First Floor Landing

Loft with ladder, boiler.

Bedroom One

13' 4" x 13' 5" (4.06m x 4.09m)
UPVC double glazed bay window to front, radiator.

Bedroom Two

15' 1" x 9' 7" (4.60m x 2.92m) Airing cupboard, storage cupboard,

Bedroom Three

7' $5'' \times 7' 5'' (2.26m \times 2.26m)$ UPVC double glazed window to front, radiator, storage cupboard.

Bathroom

Panelled low level WC, sink, radiator, obscure UPVC double glazed window to rear.

Outside

To the front of the property there is a gated driveway providing off road parking leading to garage. To the rear of the property there is a good size garden comprising of lawn area and patio area.

Brick Built Storage Room

High level WC.

Garage

8' 4" x 14' 1" (2.54m x 4.29m)





welcome to

Harcourt Avenue, Harwich

- Spacious Semi-Detached House
- 3 Bedrooms
- 2 Receptions
- Driveway & Garage
- No Onward Chain

Tenure: Freehold EPC Rating: C

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW109961



Property Ref: HAW109961 - 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.



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