



Fronks Road, Harwich CO12 3RH

welcome to

Fronks Road, Harwich

For Sale by Modern Auction. Located on the ever popular Fronks Road this generously proportioned four bedroom house offers sea views across Dovercourt bay and is a short walk from the town centre, sea front and local amenities. This characterful home combines space, charm and an unbeatable location.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

UPVC double glazed front door, stairs to first floor.

Lounge

15' 6" x 12' 3" (4.72m x 3.73m)

Bay window to front overlooking the war memorial with views across the sea, radiator, feature fireplace, radiator, UPVC double glazed window to rear.

Kitchen

16' 4" x 8' 9" (4.98m x 2.67m)

Matching wall and base units, ceramic sink and drainer, integrated cooker, hob and hood, space for washing machine, fridge/freezer and dishwasher,

UPVC double glazed window to side, stable door to side leading to garden.

Dining Room

12' 4" x 13' 2" (3.76m x 4.01m)

Feature fireplace, radiator, double glazed window to rear.

Cloakroom

Obscure UPVC double glazed window to rear, radiator.

Landing

Airing cupboard, loft access.

Bedroom One

16' 2" x 12' 3" (4.93m x 3.73m)

UPVC double glazed bay window to front with sea views, radiator, two vanity sinks.

Bedroom Two

12' 4" x 12' 10" (3.76m x 3.91m)

Fitted wardrobes, two radiators, UPVC double glazed window to rear, vanity sink.

Bedroom Three

12' 9" x 8' 9" (3.89m x 2.67m)

Two radiators, UPVC double glazed window to side, wash hand basin.

Bedroom Four

9' 6" x 4' 10" (2.90m x 1.47m)

UPVC double glazed window to front with sea views, radiator.

Bathroom

Low level WC, pedestal wash hand basin, bath with mixer taps and shower attachment, fully tiled, obscure UPVC double glazed window to side, radiator.

Outside

To the front of the property there is a feature front wall with gate and pathway leading to front door. The rear garden is fully enclosed with rear access.



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Fronks Road, Harwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious 4 Bedroom House
- Sea Views

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW109955 - 0006

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