





**Manor Road, Harwich CO12 4DU** 



## welcome to

## **Manor Road, Harwich**

!NO ONWARD CHAIN!. This well presented modern two bedroom house offers spacious accommodation in a popular location. The property is perfectly positioned just a short distance from sea front and within easy reach of local schools and shops.

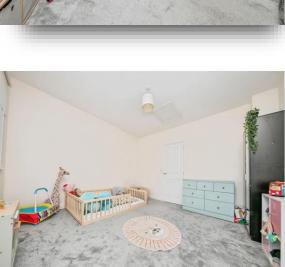












# Accommodation Cloakroom

Low level WC, wash hand basin, extractor fan.

#### Lounge

25' 4" x 13' 5" ( 7.72m x 4.09m )

UPVC double glazed window to rear, French doors leading to rear garden, radiator, understairs cupboard, stairs to first floor.

#### Kitchen

13' 4" x 8' 10" ( 4.06m x 2.69m )

Composite front door, UPVC double glazed sash window to front, matching wall and base units with roll-edge work surface and tiled splashback, one and a half bowl stainless steel sink and drainer, space for washing machine and fridge/freezer, integrated cooker, hob and hood, radiator.

# First Floor Landing Bedroom One

12' 10" x 13' 5" ( 3.91m x 4.09m )
UPVC double glazed sash window to rear, radiator.

#### **Bedroom Two**

12' 7" x 13' 5" ( 3.84m x 4.09m )

Two UPVC double glazed sash windows to front, radiator, loft access.

#### **Bathroom**

Low level WC, pedestal wash hand basin, bath with mixer tap and shower attachment, extractor fan, heated towel rail, part tiled walls.

#### Outside

The rear garden has patio and lawn area.





### welcome to

## Manor Road, Harwich

- **Spacious Modern Terraced House**
- 2 Double Bedrooms
- Well Presented
- Close to Sea Front, Schools & Shops
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

## £190,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/HAW109976



Property Ref: HAW109976 - 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 quidance 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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