









welcome to

Kreswell Grove, Harwich

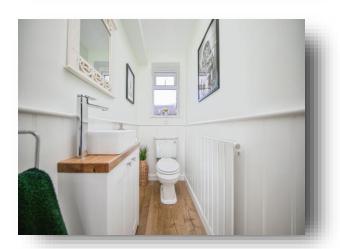
Located on a quiet and highly sought after road just a stones throw from the beach and close to local schools, this beautifully presented three bedroom detached home offers an opportunity to enjoy coastal living in a peaceful setting, The property benefits from an in and out driveway and garage.

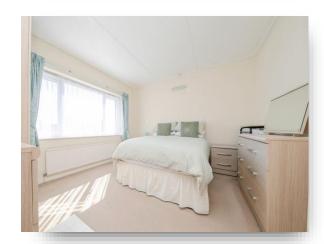












Entrance Porch

UPVC double glazed porch, UPVC double glazed door into Entrance Hall.

Entrance Hall

Two radiators.

Cloakroom

Low level WC, vanity sink, obscure UPVC double glazed window to rear, radiator.

Lounge

11' \times 13' 8" ($3.35 \text{m} \times 4.17 \text{m}$) UPVC double glazed window to front, radiator, feature fireplace.

Dining Room

9' 3" x 14' 7" max (2.82m x 4.45m max) UPVC double glazed bay window with French doors leading to garden, radiator, opens to Kitchen.

Kitchen

9' 9" x 10' 9" (2.97m x 3.28m)

Matching wall and base units, roll-edge work surfaces, tiled splashback, integrated fridge, microwave, washer/dryer, one and a half bowl sink with mixer taps and draining board, UPVC double glazed window to rear, opens to dining room.

First Floor Landing

Airing cupboard, loft access.

Bedroom One

12' 4" x 11' (3.76m x 3.35m) UPVC double glazed window to front, radiator, storage cupboard.

Bedroom Two

11' 7" x 9' 9" (3.53m x 2.97m) UPVC double glazed window to rear, radiator.

Bedroom Three

6' 7" x 7' 8" (2.01m x 2.34m) UPVC double glazed window to front, radiator.

Bathroom

Pedestal wash hand basin, heated towel rail, obscure UPVC double glazed window to rear, bath with mixer taps and shower over.

Separate Wc

Low level WC, obscure UPVC double glazed window to rear, fully tiled.

Outside

To the front of the property there is an in and out block paved driveway with low wall to front and lawn area. There is a garage with up and over door to front and workshop to rear. The rear garden is approximately 70ft in length, comprises of a patio area, mature shrubs, vegetable patch and is fully enclosed with gated rear access.





welcome to

Kreswell Grove, Harwich

- Beautifully Presented Detached House
- 3 Bedrooms
- Lounge & Dining Area
- Cloakroom
- In and Out Driveway & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£385,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW109860



Property Ref: HAW109860 - 0007 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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