



Williamsburg Avenue, Harwich CO12 4FF

welcome to

Williamsburg Avenue, Harwich

Situated in a popular location is this VERY WELL PRESENTED three bedroom semi-detached house situated ideally for local shops and schools. The property benefits from cloakroom, en-suite as well as driveway providing parking for 3 cars and garage.



Entrance Hall

Composite front door, radiator, stairs to first floor, laminate flooring.

Cloakroom

Obscure UPVC double glazed window to front, low level WC, wash hand basin.

Lounge

16' 3" x 15' 8" into box bay (4.95m x 4.78m into box bay)
Double glazed box bay window to front, radiator, laminate flooring, understairs cupboard.

Kitchen

14' 8" x 9' 8" (4.47m x 2.95m)
Matching wall and base units, roll-edge work surface, stainless steel sink and drainer, space for fridge/freezer, washing machine and dishwasher, vinyl flooring, double glazed door to rear, double glazed window to rear.

First Floor Landing

Bedroom One

11' 3" x 8' 9" (3.43m x 2.67m)
Double glazed window to front, radiator, laminate flooring, door to:-

En-Suite

Obscure UPVC double glazed window to front, mains shower cubicle, wash hand basin, low level WC, radiator, tiled flooring.

Bedroom Two

14' 7" x 8' 3" (4.45m x 2.51m)
Double glazed windows to front and rear, loft access, radiator.

Bedroom Three

9' 8" x 8' 1" (2.95m x 2.46m)
Double glazed window to rear, radiator, laminate flooring.

Bathroom

Obscure double glazed window to rear, panelled bath with mixer tap, wash hand basin, low level WC,

radiator, vinyl flooring.

Garage

18' 5" x 7' 8" (5.61m x 2.34m)
Power and light, electric roller shutter, door to rear.

Outside

The rear garden comprises of a patio area with steps up to lawn area and decking area. There is also an area laid to bark, garden shed and gate to side access. To the front of the property there is a driveway providing off road parking for three cars leading to garage.



view this property online williamhbrown.co.uk/Property/HAW110019



welcome to

Williamsburg Avenue, Harwich

- Well Presented Semi-Detached House
- 3 Bedrooms
- Bathroom & En-Suite
- Driveway & Garage
- Popular Location

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110019



Property Ref:
HAW110019 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01255 503125



Harwich@williamhbrown.co.uk



280-282 High Street, Dovercourt, HARWICH,
Essex, CO12 3PD



williamhbrown.co.uk