









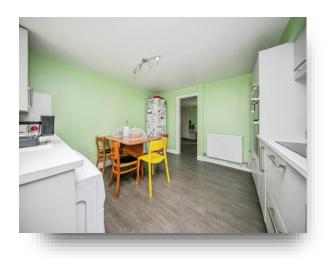
welcome to

Maria Street, Harwich

A four bedroom mid-terraced house with potential to be five bedrooms situated in a convenient location within CLOSE PROXIMITY OF RAILWAY STATION & TOWN CENTRE.













Entrance Hall

UPVC double glazed front door, stairs to lower ground floor and first floor, radiator.

Lounge

11' 9" \times 16' 5" max ($3.58m \times 5.00m \text{ max}$) Two UPVC double glazed windows to rear, radiator, feature fireplace.

Bedroom Two

11' 4" x 11' 8" (3.45m x 3.56m) UPVC double glazed window to front, radiator.

Lower Ground Floor Dining Room

14' 1" x 11' 9" (4.29m x 3.58m)
UPVC double glazed window to front, radiator.

Kitchen

11' 9" x 11' 8" (3.58m x 3.56m)

UPVC double glazed window to rear, UPVC double glazed door to rear leading to garden, matching wall and base units, square edge work top, splashback, integrated hob, space for washing machine and fridge/freezer, boiler, extractor fan, one and a half bowl composite sink with mixer taps and draining board.

Utility Room

5' 10" x 4' 7" (1.78m x 1.40m) Understairs cupboard, space for white goods.

Bathroom

Bath with mixer tap and shower over, fully tiled, vanity sink, low level WC, heated towel rail, extractor fan, obscure UPVC double glazed window to rear.

First Floor Landing

Loft access with ladder which is boarded.

Bedroom One

14' 2" x 11' 9" (4.32m x 3.58m) UPVC double glazed window to front, feature fireplace, radiator, storage cupboard.

Bedroom Three

11' 9" x 9' (3.58m x 2.74m)
UPVC double glazed window to rear, radiator, feature fireplace and storage cupboard.

Bedroom Four

8' 8" x 7' 9" (2.64m x 2.36m) UPVC double glazed window to rear, radiator.

Outside

There is a courtyard to front with a brick storage area, picket fence and gate. The rear garden has a pergola, hard standing area and brick shed.





welcome to

Maria Street, Harwich

- 3 Storey Mid-Terraced House
- 4 Bedrooms
- 2 Receptions
- Close Proximity of Town Centre & Railway Station
- Ideal 1st Time Buy or Investment

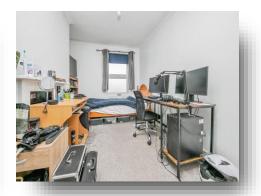
Tenure: Freehold EPC Rating: D

Council Tax Band: A

£200,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HAW107759 - 0002 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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