





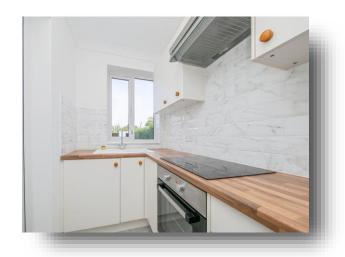




welcome to

Main Road, Harwich

Situated ideally for local schools and shops is this RECENTLY MODERNISED three bedroom semi-detached house offered with NO ONWARD CHAIN. The property benefits from OFF ROAD PARKING.













Entrance Porch

UPVC double glazed door into:-

Entrance Hall

UPVC double glazed door, radiator, stairs to first floor, understairs cupboard.

Lounge

13' 1" into bay x 11' 7" max (3.99m into bay x 3.53m max) UPVC double glazed window to front, radiator, feature fireplace.

Dining Room

12' 8" into bay x 9' 6" max (3.86m into bay x 2.90m max) UPVC double glazed window to rear with French doors leading to rear garden, opens into Lounge.

Kitchen

8' 2" x 5' 1" (2.49m x 1.55m)

Matching wall and base units with roll-edge work top and tiled splashback, integrated cooker, hob and hood, sink with mixer taps and draining board, UPVC double glazed window to rear, UPVC double glazed door to side leading to garden.

First Floor Landing

UPVC double glazed window to side.

Bedroom One

11' 5" x 9' 9" (3.48m x 2.97m) UPVC double glazed window to rear, radiator, storage cupboard.

Bedroom Two

11' 5" max x 8' 8" max (3.48m max x 2.64m max) UPVC double glazed window to front, radiator.

Bedroom Three

8' 2" x 5' 9" ($2.49m \times 1.75m$) UPVC double glazed window to front, radiator.

Bathroom

Fully tiled, low level WC, pedestal wash hand basin, bath, obscure UPVC double glazed window to rear, loft access.

Outside

To the front of the property there is a block paved drive, low brick walls to either side, gate to rear garden. The rear garden comprises of patio and lawn area, raised flowerbeds, brick shed, fully enclosed and gated side access.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.





welcome to

Main Road, Harwich

- Semi-Detached House
- 3 Bedrooms
- Well Presented & Modernised
- Off Road Parking
- Close to Amenities

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£250,000







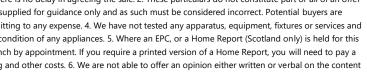


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110144



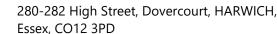
Property Ref: HAW110144 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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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