



Tyler Street, Harwich CO12 4PH

welcome to

Tyler Street, Harwich

NO ONWARD CHAIN. Situated in a popular location within CLOSE PROXIMITY OF RETAIL PARK & MAINLINE RAILWAY STATION is this three bedroom mid-terraced house which would be an ideal 1st time buy or investment opportunity.



Entrance Hall

Obscure front door, storage cupboard.

Lounge

21' 8" x 11' 9" (6.60m x 3.58m)

UPVC double glazed windows to front and rear, two radiators, feature fireplace, two storage cupboards, under stairs cupboard.

Kitchen

9' 5" x 7' (2.87m x 2.13m)

Matching wall and base units with roll-edge work top and tiled splashback, stainless steel sink with mixer tap and draining board, space for cooker, washing machine and fridge/freezer, UPVC double glazed window to side, door to side.

Landing

Loft access.

Bedroom One

12' 9" max x 9' 7" (3.89m max x 2.92m)

UPVC double glazed window to rear, radiator, storage cupboard.

Bedroom Two

11' 4" x 8' 8" (3.45m x 2.64m)

UPVC double glazed window to front, radiator.

Bedroom Three

11' 4" x 7' (3.45m x 2.13m)

UPVC double glazed window to front, radiator.

Bathroom

Low level WC, bath with mixer tap and shower over, vanity sink, radiator, two obscure windows to side.

Outside

To the front of the property there is a low brick wall and gate and path to front door. The rear garden is laid to lawn with shingle area.



view this property online williamhbrown.co.uk/Property/HAW110043



welcome to

Tyler Street, Harwich

- Mid-Terraced House
- 3 Bedrooms
- Ideal 1st Purchase or Investment
- Close to Retail Park & Railway Station
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£150,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110043



Property Ref:
HAW110043 - 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 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