



Waddesdon Road, HARWICH CO12 3BA

william
h brown

welcome to

Waddesdon Road, HARWICH

NO ONWARD CHAIN A two bedroom mid-terraced house situated in a popular location within WALKING DISTANCE OF TOWN CENTRE, RAILWAY STATION & SEA FRONT. The property benefits from TWO RECEPTION ROOMS.



Entrance Hall

UPVC double glazed entrance door, stairs to first floor, radiator, hatch to cellar.

Lounge

13' 4" max x 12' 8" max (4.06m max x 3.86m max)

UPVC double glazed bay window to front, radiator, opens from Dining Room.

Dining Room

11' 6" max x 10' 9" max (3.51m max x 3.28m max)

UPVC double glazed window to rear, radiator.

Kitchen

15' 8" x 9' (4.78m x 2.74m)

Matching wall and base units with roll-edge work top and tiled splashback, integrated double oven, hob and hood, space for washing machine, fridge/freezer, boiler, two UPVC double glazed windows to side, UPVC double glazed door to side leading to garden.

First Floor Landing

Loft access, radiator.

Bedroom One

14' 8" x 11' 5" (4.47m x 3.48m)

Two UPVC double glazed windows to front, radiator.

Bedroom Two

11' 7" x 10' 9" (3.53m x 3.28m)

UPVC double glazed window to rear, radiator.

Bathroom

Radiator, pedestal wash hand basin, low level WC, bath, separate shower cubicle, storage cupboard, obscure UPVC double glazed window to rear.

Outside

To the front of the property there is a low brick wall with gate and path to front door. There is a rear courtyard garden and rear access.



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welcome to

Waddesdon Road, HARWICH

- Mid-Terraced House
- 2 Bedrooms
- 2 Receptions
- Walking distance to town, sea front & station
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£160,000



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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.



Property Ref:
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