









welcome to

Pound Farm Drive, Harwich

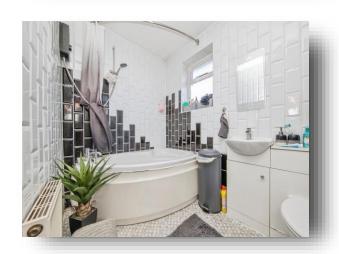
Located ideally for local schools and shops is this WELL PRESENTED three bedroom end-terraced house, The property offers three good size bedrooms.

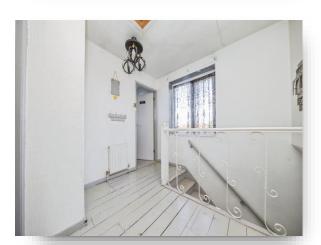












Entrance Hall

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

Lounge

10' 6" x 16' 8" into bay (3.20m x 5.08m into bay) Bay window to front, radiator, fitted cupboard.

Kitchen

11' 2" x 16' 6" (3.40m x 5.03m)

Matching wall and base units with square edge work top, integrated cooker, microwave, hob, washing machine and dishwasher, sunk in sink with mixer tap, island with breakfast bar, space for fridge/freezer, radiator, fireplace behind cupboards, UPVC double glazed window to rear, patio doors to rear garden.

First Floor Landing

Loft access, storage cupboard, radiator.

Bedroom One

12' 3" x 10' 8" (3.73m x 3.25m) Window to front, radiator, storage cupboard.

Bedroom Two

11' 4" \times 10' 9" ($3.45m \times 3.28m$) Window to rear, radiator, storage cupboard.

Bedroom Three

8' 1" x 9' 1" (2.46m x 2.77m) Window to front, radiator, storage cupboard.

Outside

To the front of the property the garden is enclosed by wall with gate and path to front door and gate to side leading to garden. The rear garden comprises of a patio and lawn area.





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Pound Farm Drive, Harwich

- **End-Terraced House**
- Well Presented
- 3 Good Size Bedrooms
- Close to Shops & Schools

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£225,000









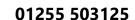
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110220



Property Ref: HAW110220 - 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 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.





william h brown



Harwich@williamhbrown.co.uk



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



williamhbrown.co.uk

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.