









welcome to

King Georges Avenue, Harwich

A three bedroom terraced house situated in a popular location within close proximity of local shops, schools and sea front. The property is WELL PRESENTED and benefits from TWO RECEPTION ROOMS.













Entrance Hall

Entrance door, radiator.

Lounge

13' x 11' 11" (3.96m x 3.63m) Window to front, radiator.

Dining Room

10' 6" x 10' 5" (3.20m x 3.17m)
Radiator, laminate flooring, window to rear.

Kitchen

11' 4" x 5' 6" (3.45m x 1.68m) Window to side, wall mounted boiler, space for dishwasher, oven and hob, sink with mixer tap and draining board, range of matching wall and base units.

Utility Room

Space for washing machine and fridge/freezer.

First Floor Landing

Cupboard, access to loft, window to rear.

Bedroom One

12' x 9' 6" (3.66m x 2.90m) Window to front, radiator, fireplace.

Bedroom Two

11' 6" x 7' (3.51m x 2.13m) Window to front, radiator.

Bedroom Three

10' 7" x 7' 3" max (3.23m x 2.21m max) Window to rear, radiator, feature fireplace.

Bathroom

Window to rear, low level WC, bath with shower over, heated towel rail, vanity wash hand basin.

Outside

The rear garden comprises of lawn area, decking and patio. To the front of the property the garden is enclosed by low wall and fence with gate and steps up to the front door.





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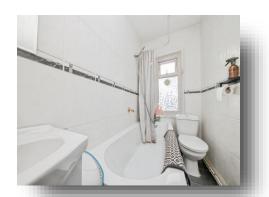
- Mid-Terraced House
- 3 Bedrooms
- 2 Receptions
- Well Presented
- Close to Town Centre & Schools

Tenure: Freehold EPC Rating: C

Council Tax Band: B

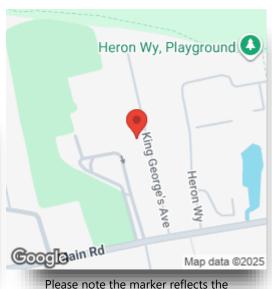
offers in excess of

£195,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110177



Property Ref: HAW110177 - 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.



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