



Larksfield Crescent, Harwich CO12 4BJ

welcome to

Larksfield Crescent, Harwich

A three detached house situated in a popular location ideally located within close proximity of town centre, schools and retail park. The property benefits from Ground Floor Shower Room as well as DRIVEWAY & GARAGE.



Entrance Hall

Entrance door, cupboard housing washing machine and tumble dryer, storage cupboard.

Shower Room

Low level WC, wash hand basin, shower cubicle, tiled flooring, radiator, spotlights, extractor fan, obscure double glazed window to rear.

Lounge/ Diner (lounge Area)

7' 6" x 6' 7" narrowing to 7' 6" (2.29m x 2.01m narrowing to 2.29m)

Double glazed window to front, radiator, wood laminate flooring.

Dining Area

14' 1" x 11' 2" (4.29m x 3.40m)

Kitchen

12' 9" x 7' 8" (3.89m x 2.34m)

Double glazed window to rear, wall mounted units, square edge work surface, high gloss fronted floor units, sink and drainer, gas hob and two ovens, integrated fridge/freezer, integrated microwave, space and plumbing for dishwasher, vinyl flooring, double glazed door to garden, door to pantry.

Landing

Double glazed window to rear, loft access, radiator.

Bedroom One

13' 1" x 8' 8" (3.99m x 2.64m)

Double glazed window to front, radiator.

Bedroom Two

10' 1" x 9' (3.07m x 2.74m)

Double glazed window to front, radiator.

Bedroom Three

8' 9" x 8' 8" (2.67m x 2.64m)

Double glazed window to rear, radiator.

Bathroom

Obscure double glazed window to side, panelled bath with shower over and mixer taps, low level WC. wash hand basin, radiator, vinyl flooring, fully tiled.

Outside

The rear garden comprises of a patio and lawn area. To the front of the property the garden is laid to lawn with driveway leading to garage.

Garage

Up and over door, door to rear, power and light connected.



view this property online williamhbrown.co.uk/Property/HAW110237



welcome to

Larksfield Crescent, Harwich

- Detached House
- 3 Bedrooms
- Shower Room & Family Bathroom
- Driveway & Garage
- Popular Location

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110237



Property Ref:
HAW110237 - 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