



Harcourt Avenue, Harwich CO12 4NT

welcome to

Harcourt Avenue, Harwich

Situated in a popular location within close proximity of schools and retail park is this WELL PRESENTED three bedroom house. The property benefits from TWO RECEPTION ROOMS , OFF ROAD PARKING and offers good size accommodation throughout.



Entrance Hall

Composite front door, obscure double glazed window to front, radiator.

providing off road parking. The rear garden comprises of a patio area and is mainly laid to lawn with plants and shrubs.

Lounge

14' 1" x 13' 2" (4.29m x 4.01m)

Double glazed bay window to front, radiator.

Dining Room

10' 6" x 10' 8" (3.20m x 3.25m)

Patio doors to rear, radiator, laminate flooring.

Kitchen

10' 6" x 8' 2" (3.20m x 2.49m)

UPVC door to rear, double glazed window to rear, wall mounted units with roll-edge work surface, stainless steel sink, electric hob and oven, floor mounted units, door to Dining Room.

First Floor Landing

Storage cupboard, loft access, carpet flooring, radiator.

Bedroom One

13' 4" into bay x 11' 3" (4.06m into bay x 3.43m)

Double glazed bay window to front, radiator, storage cupboard, laminate flooring.

Bedroom Two

12' 7" x 9' 5" (3.84m x 2.87m)

Double glazed window to front, radiator, two cupboards, one housing boiler.

Bedroom Three

9' 9" x 8' 5" (2.97m x 2.57m)

Double glazed window to front, radiator, laminate flooring.

Bathroom

Panelled bath with electric shower over and mixer tap, sink with cupboard under, low level WC, heated towel rail, tiled flooring.

Outside

To the front of the property there is a driveway



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welcome to

Harcourt Avenue, Harwich

- Well Presented House
- 3 Bedrooms
- 2 Reception Rooms
- Spacious Throughout
- Off Road Parking

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: B

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HAW110234 - 0004

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