



Parade Drive, Dovercourt Harwich CO12 5FB

welcome to

Parade Drive, Dovercourt Harwich

A four bedroom detached house situated in a popular location ideally located for shops and schools. The property offers spacious accommodation with TWO RECEPTION ROOMS as well as CLOAKROOM, EN-SUITE as well as DRIVEWAY & GARAGE.



Entrance Hall

Entrance door, cupboard, radiator.

Cloakroom

Low level WC, wash hand basin, window to rear.

Lounge

20' 4" x 10' 9" (6.20m x 3.28m)

Window to front, radiator, feature fireplace.

Dining Room

9' 1" x 10' 1" (2.77m x 3.07m)

Window to front, radiator.

Kitchen

10' 8" x 11' 1" (3.25m x 3.38m)

Range of matching wall and base units, roll-edge work surfaces, one and a half bowl sink and drainer, integrated dishwasher, washing machine and fridge/freezer, integrated cooker and hob, door to rear and window to rear, radiator.

First Floor Landing

Access to loft.

Bedroom One

11' 6" x 10' 6" (3.51m x 3.20m)

Fitted wardrobe, radiator, window to front.

En-Suite

Shower cubicle, wash hand basin, low level WC, window to front.

Bedroom Two

9' 9" x 11' 1" (2.97m x 3.38m)

Window to front, radiator.

Bedroom Three

7' 6" x 9' 8" (2.29m x 2.95m)

Window to rear, radiator.

Bedroom Four

8' 8" x 6' 6" (2.64m x 1.98m)

Window to rear, radiator.

Bathroom

Wash hand basin, low level WC, bath, obscure window to rear.

Outside

The rear garden comprises of a patio and lawn area.

To the front of the property there is a driveway leading to garage with up and over door, power and light connected.



view this property online williamhbrown.co.uk/Property/HAW110260



welcome to

Parade Drive, Dovercourt Harwich

- Detached House
- 4 Bedrooms
- 2 Receptions
- Cloakroom & En-Suite
- Driveway & Garage

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

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HAW110260](https://www.williamhbrown.co.uk/Property/HAW110260)



Property Ref:
HAW110260 - 0004

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](https://www.williamhbrown.co.uk)