









welcome to

Lime Avenue, Harwich

Situated in a desirable residential location is this very well presented three bedroom semi-detached house offering comfortable family living. Located within easy react of the sea front, town centre and schools.













Entrance Porch

UPVC double glazed front door.

Entrance Hall

UPVC double glazed front door, stairs to first floor.

Lounge

21' 9" into bay x 12' 4" max (6.63m into bay x 3.76m max) Two radiators, UPVC double glazed bay window to front with shutters, understairs cupboard, feature fireplace, double doors to Dining Area.

Kitchen/ Diner

11' 1" x 16' 3" (3.38m x 4.95m)

Integrated oven, hob and hood, space for fridge/freezer, washing machine and dishwasher, matching wall and base units with roll-edge work top and upstand, sink with mixer taps and draining board, UPVC double glazed windows to side and rear, radiator, UPVC double glazed French doors leading to rear garden.

First Floor Landing

Access to loft which is boarded, storage cupboard.

Bedroom One

15' 4" x 10' 7" (4.67m x 3.23m)

UPVC double glazed window to rear with shutters, radiator.

Bedroom Two

11' 8" x 8' 8" (3.56m x 2.64m)

UPVC double glazed window to front with shutters, radiator.

Bedroom Three

8' 4" x 7' (2.54m x 2.13m)

UPVC double glazed window to front with shutters, radiator.

Bathroom

Shower cubicle, low level WC, vanity sink, heated towel rail, spotlights, obscure UPVC double glazed window to rear.

Outside

There is gate to side access, brick built shed, breeze block outbuilding with power and light, artificial grass. To the front there is a brick wall with gate and path to front door.





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Lime Avenue, Harwich

- Well Presented Semi-Detached House
- 3 Bedrooms
- Good Size Lounge & Kitchen/Diner
- Underfloor heating in the kitchen
- Close to Town Centre, Sea Front & Schools

Tenure: Freehold EPC Rating: Awaited

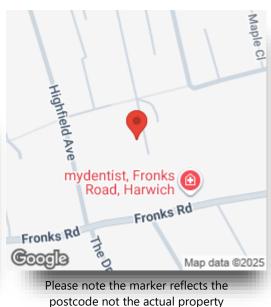
Council Tax Band: B

£270,000









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Property Ref: HAW110284 - 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.



01255 503125



Harwich@williamhbrown.co.uk



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



william h brown

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.