



**Larksfield Crescent, Harwich CO12 4BL**

**welcome to**

**Larksfield Crescent, Harwich**

A three bedroom semi-detached house offered with NO ONWARD chain and ideally located close to local shops, schools and retail park. The property benefits from DRIVEWAY & GARAGE.



### Entrance Porch

Wooden entrance porch.

### Entrance Hall

Obscure UPVC double glazed entrance door, electric radiator, stairs to first floor, understairs cupboard.

### Lounge

19' 5" max x 7' 9" max ( 5.92m max x 2.36m max )

UPVC double glazed window to front, French doors to rear garden, electric fire, electric radiator.

### Kitchen

11' 1" x 8' 3" ( 3.38m x 2.51m )

UPVC double glazed window to rear door to rear leading to garden, matching wall and base units with roll-edge work top and tiled splashbacks, stainless steel sink, space for cooker, washing machine and fridge/freezer.

### First Floor Landing

Loft access, electric radiator, UPVC double glazed window to side.

### Bedroom One

10' 6" x 11' 3" ( 3.20m x 3.43m )

UPVC double glazed window to front.

### Bedroom Two

11' 3" x 8' 5" ( 3.43m x 2.57m )

UPVC double glazed window to rear, fitted wardrobes.

### Bedroom Three

7' 10" x 6' 6" ( 2.39m x 1.98m )

UPVC double glazed window to front.

### Bathroom

Pedestal wash hand basin, low level WC, shower cubicle, fully tiled, obscure UPVC double glazed window to rear.

### Outside

To the front of the property there is a lawn area and driveway leading to garage with up and over door.

The rear garden comprises of patio area, lawn area and an array of plants and shrubs.



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## **Larksfield Crescent, Harwich**

- Semi-Detached House
- 3 Bedrooms
- Driveway & Garage
- Popular Location
- Close to Local Amenities

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109888 - 0002

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**william h brown**



**01255 503125**



[Harwich@williamhbrown.co.uk](mailto:Harwich@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**