



Harbour Crescent, Harwich CO12 3NJ

welcome to

Harbour Crescent, Harwich

A four bedroom end-terraced house situated in a popular location CLOSE TO SEA FRONT, RAILWAY STATION and local amenities. The property is WELL PRESENTED and benefits from en-suite, bathroom and OFF ROAD PARKING.



Entrance Hall

Entrance door, understairs cupboard, stairs to first floor.

Lounge

UPVC double glazed windows to front and side, feature fireplace, radiator.

Kitchen/ Diner

Matching wall and base units, roll-edge work top and tiled splashback, integrated cooker, hob and hood, one and a half bowl stainless steel sink with mixer taps and draining board, two radiators, opens to Dining Room, UPVC double glazed window to rear, UPVC double glazed french doors to Conservatory.

Utility Area

Plumbing for washing machine, space for fridge/freezer.

Bathroom

Bath with shower over, pedestal wash hand basin, low level WC.

Landing

Loft access, UPVC double glazed window to side.

Bedroom One

UPVC double glazed window to rear, radiator.

En-Suite

Low level WC, wash hand basin, shower cubicle, fully tiled.

Bedroom Two

UPVC double glazed window to front, radiator, storage cupboard.

Bedroom Three

UPVC double glazed window to rear, radiator.

Bedroom Four

UPVC double glazed window to side, radiator.

Outside

To the front of the property there is a dropped kerb leading to driveway with path leading to front door. There is side gate access to rear garden, low wall to front. The rear garden has a summer house with power and light connected, brick shed, patio, lawn area.



view this property online williamhbrown.co.uk/Property/HAW110398



welcome to

Harbour Crescent, Harwich

- End-Terraced House
- 4 Bedrooms
- En-Suite
- Off Road Parking
- Well Presented Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£280,000



view this property online williamhbrown.co.uk/Property/HAW110398

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.



Property Ref:
HAW110398 - 0004

 william h brown



01255 503125



Harwich@williamhbrown.co.uk



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



williamhbrown.co.uk