



**Garland Road, Harwich CO12 4PB**

**welcome to**

**Garland Road, Harwich**

A two bedroom terraced house ideally situated within close proximity of mainline railway station, local shop and retail park. The property benefits from two bedrooms and two reception rooms.





### **Lounge**

12' x 10' 4" ( 3.66m x 3.15m )

Entrance door, UPVC double glazed window to front, radiator, understairs cupboard.

### **Dining Room**

14' 1" x 11' 11" ( 4.29m x 3.63m )

UPVC double glazed window to rear, radiator, stairs to first floor, understairs cupboard.

### **Kitchen**

10' 4" x 7' 2" ( 3.15m x 2.18m )

Matching wall and base units with roll-edge work top and tiled splashback, stainless steel sink with mixer tap and draining board, space for washing machine, fridge/freezer and cooker, UPVC double glazed window to side, door to side leading to garden.

### **First Floor Landing**

Access to loft, radiator.

### **Bedroom One**

11' 11" x 10' 6" ( 3.63m x 3.20m )

UPVC double glazed window to front, radiator.

### **Bedroom Two**

11' 4" x 8' 10" ( 3.45m x 2.69m )

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

### **Bathroom**

11' 10" x 7' 2" ( 3.61m x 2.18m )

Low level WC, bath with mixer tap and shower over, vanity sink, radiator, obscure UPVC double glazed window to rear, storage cupboard.

### **Outside**

To the front of the property the front garden is enclosed by brick wall and gate to front door. The rear garden comprises of a hard standing area and is mainly laid to lawn with brick outbuilding and gate to rear access.



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## **Garland Road, Harwich**

- Mid-Terraced House
- 2 Bedrooms
- 2 Receptions
- Conveniently Located
- Close to Railway Station, Local Shop & Retail Park

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW110457 - 0003

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