



Waddesdon Road, Harwich CO12 3BA

welcome to

Waddesdon Road, Harwich

Guide Price £170,000 - £175,000 Offered for sale with no onward chain is this spacious three bedroom terraced house ideally located within walking distance of town centre, sea front and railway station.



Entrance Hall

Wooden front door, radiator, stairs to first floor, understairs cupboard.

Lounge

10' 9" x 13' 3" (3.28m x 4.04m)

Bay window to front, radiator, feature fireplace.

Dining Room

8' 8" x 11' 6" (2.64m x 3.51m)

Double uPVC window to the rear and feature fireplace.

Kitchen

9' 3" x 8' 8" (2.82m x 2.64m)

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

Bathroom

Wash hand basin, fully tiled, bath with shower attachment, low level WC, obscure UPVC double glazed window to side.

First Floor Landing

Access to loft, radiator.

Bedroom One

13' x 11' 4" (3.96m x 3.45m)

Two UPVC double glazed windows to front, radiator, storage cupboard.

Bedroom Two

11' 6" x 8' 8" (3.51m x 2.64m)

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

Bedroom Three

9' 2" x 8' 7" (2.79m x 2.62m)

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

Outside

There is a courtyard rear garden with shed and rear access. To the front of the property there is path leading to front door.



view this property online williamhbrown.co.uk/Property/HAW109814



welcome to

Waddesdon Road, Harwich

- Spacious Terraced House
- 3 Bedrooms
- 2 Receptions
- Walking Distance of Town Centre, Railway Station & Sea Front
- No Onward Chain

Tenure: Freehold EPC Rating: G

Council Tax Band: A

guide price

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW109814



Property Ref:
HAW109814 - 0006

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