

property details **approval form**

35 Briardale Avenue, Harwich, Essex, England, CO12 4LH

Date: 14 April 2026

Property Ref and Version: HAW110606 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £240,000

Tenure: Freehold

>> **key features**

- > Semi-Detached House
- > 3 Bedrooms
- > Well Presented
- > Close to Amenities
- > Driveway & Garage
- > EPC Rating: C

>> **short description**

GUIDE PRICE £240,000 - £260,000 A well presented and spacious three bedroom semi-detached house situated in a popular location within close proximity of shops and schools. The property benefits from DRIVEWAY as well as DETACHED GARAGE.

>> **long description**

Harwich is an attractive, historic and unique town steeped in a wealth of maritime history. The town is ideally located with excellent road, rail and ferry links. The town is home to the historic Mayflower. Harwich entices visitors with its stunning history and heritage, it is also home to a great selection of restaurants, bars, cafes and pubs.

The seaside at Dovercourt Bay boasts an award winning Blue Flag beach of which the Lighthouse's are a unique feature. Marine Parade links the town to a range of seafront facilities and unspoilt beauty, where you can embark on long walks or cycle rides.

>> **directions**

Your William H Brown office: 280-282 High Street, Dovercourt, HARWICH, Essex, CO12 3PD
T 01255 503125 E Harwich@williamhbrown.co.uk

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>> **Agent Note**

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>> **room description**

Entrance Hall

Composite front door, stairs to first floor, tower radiator.

Kitchen

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

Lounge

UPVC double glazed windows to front and rear, radiator.

First Floor Landing

Bedroom One

UPVC double glazed window to front, radiator.

Bedroom Two

UPVC double glazed window to rear, radiator.

Bedroom Three

UPVC double glazed window to front, radiator.

Bathroom

Obscure UPVC double glazed window to rear, fully tiled, bath with shower over, pedestal wash hand basin, low level WC, storage cupboard.

Outside

The rear garden comprises of a decking area, artificial grass and is fully enclosed with side gate access from the driveway leading to a lean to area for storage. There is a detached garage. The front garden has a block paved driveway.

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>> **room description**

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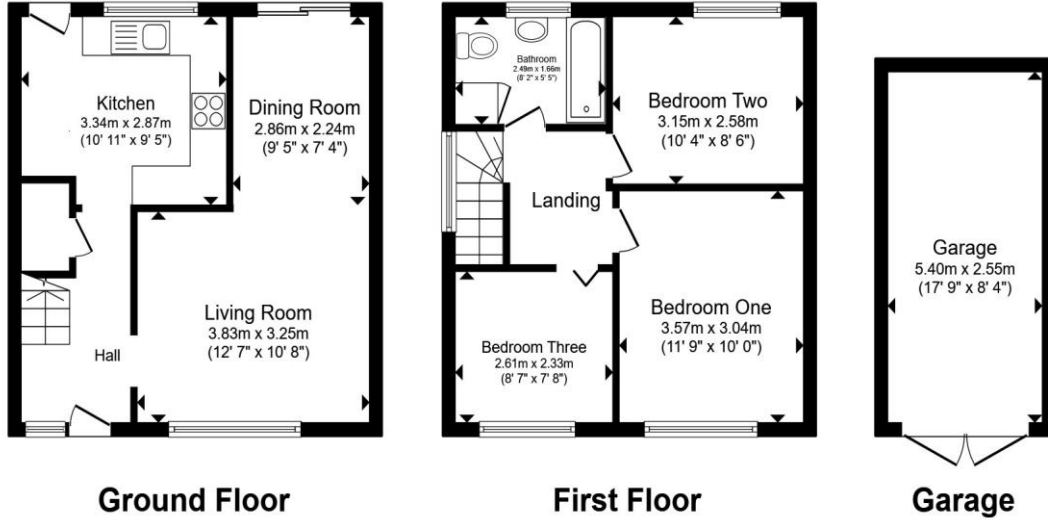
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>> floor plan



Total floor area 85.5 m² (921 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Alex Rowland	A. Rowland	14/03/2026
Mr & Mrs R.&K. Bowring		

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