





Cliff Road,Dovercourt Harwich CO12 3PP

william h brown

welcome to

Cliff Road, Dovercourt Harwich

Situated in a popular location within walking distance of Dovercourt sea front, railway station and town centre is this two bedroom maisonette. The property is offered with no onward chain.

Porch
UPVC double glazed porch.

Entrance Hall
Stairs up to landing. Door into Kitchen.

Kitchen
Matching wall and base units with roll-edge work top and tiled splashback, feature fireplace, stainless steel sink with mixer tap and draining board, space for cooker, washing machine and fridge and freezer, UPVC double glazed window to rear.

Lounge
Two UPVC double glazed windows to front, feature fireplace, radiator.

First Floor Landing
Stairs up from entrance hall landing, radiator, loft access, sky light.

Bedroom One
Two UPVC double glazed windows to front, two radiators, fitted wardrobes.

Bedroom Two
Radiator, loft access, storage cupboard, UPVC double glazed window to rear, loft access, storage cupboard.

Bathroom
Low level WC, vanity sink, shower cubicle, heated towel rail, fully tiled.

Outside
To the front of the property there is a path leading to front door, low wall and lawn. There is potential for off road parking (subject to planning).

Agents Notes
There was previously a bathroom which was taken out to make more storage space. The pipework is still in place under the floor where the fitted wardrobes in bedroom one.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.







view this property online williamhbrown.co.uk/Property/HAW109997



welcome to

Cliff Road, Dovercourt Harwich

- Maisonette
- Walking Distance of Sea Front & Town Centre
- 2 Bedrooms
- No Onward Chain
- Potential for Off Road Parking (subject to planning)

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Feb 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW109997

The Property Ombudsman

Property Ref:
HAW109997 - 0005

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

01255 503125

Harwich@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.