



Una Road, Harwich CO12 4PR

welcome to

Una Road, Harwich

Guide Price £160,000 - £170,000 Ideally located within walking distance of railway station and close proximity of retail park is this well presented two bedroom terraced house. The property offers spacious accommodation and would be an ideal first time purchase or investment opportunity



Entrance Hall

UPVC double glazed front door, stairs to first floor.

Lounge/ Diner

12' 1" max x 22' 3" max (3.68m max x 6.78m max)

UPVC double glazed windows to front and rear, two radiators, understairs cupboard,

Kitchen

12' x 4' 10" (3.66m x 1.47m)

Matching wall and base units with roll-edge work top and upstand, space for cooker, washing machine, fridge/freezer and tumble dryer, stainless steel sink with mixer tap and drainer, UPVC double glazed window to rear and UPVC double glazed door leading to rear garden.

First Floor Landing

Access to loft.

Bedroom One

10' x 15' 4" (3.05m x 4.67m)

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

Bedroom Two

7' 3" x 12' (2.21m x 3.66m)

Feature fireplace, radiator, UPVC double glazed window to rear.

Bathroom

7' 4" x 8' 10" (2.24m x 2.69m)

Low level WC, heated towel rail, pedestal wash hand basin, bath, shower cubicle, part tiled walls, obscure UPVC double glazed window to rear.

Outside

The rear garden has an outside tap, lawn area, patio to rear, storage shed, brick storage shed, rear access and fully enclosed.



view this property online williamhbrown.co.uk/Property/HAW109058



welcome to

Una Road, Harwich

- Well Presented House
- 2 Good Size Bedrooms
- Lounge/Diner
- Ideal 1st Time Purchase or Investment
- Close to Railway Station & Shops

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£160,000



Please note the marker reflects the
postcode not the actual property

view this property online [williambrown.co.uk/Property/HAW109058](https://www.williambrown.co.uk/Property/HAW109058)



Property Ref:
HAW109058 - 0008

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@williambrown.co.uk



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



williambrown.co.uk