



Hillcrest Court Brooklyn Road, Harwich CO12 3QF

welcome to

Hillcrest Court Brooklyn Road, Harwich

A three bedroom detached house situated in a central location with easy access to town centre, railway station and sea front. The property benefits from DRIVEWAY as well as TANDEM GARAGE.



Entrance Porch

UPVC double glazed porch with French doors.

Entrance Hall

UPVC double glazed front door, UPVC double glazed window to front, stairs to first floor, storage cupboard.

Cloakroom

Low level WC, wash hand basin, radiator, obscure UPVC double glazed window to side.

Lounge

Two UPVC double glazed windows to side, radiator.

Kitchen/ Diner

Matching wall and base units with roll-edge work top and tiled splashback, one and half bowl stainless steel sink with mixer tap and draining board, UPVC double glazed window to rear, radiator, two integrated ovens, integrated hob and hood, patio doors to rear garden, stable door to garden, space for washing machine, fridge/freezer and dishwasher.

First Floor Landing

Obscure UPVC double glazed window to side, loft access with ladder.

Bedroom One

UPVC double glazed window to side and rear, radiator, fitted wardrobes.

Bedroom Two

UPVC double glazed windows to side and rear, radiator.

Bedroom Three

UPVC double glazed window to rear, radiator.

Bathroom

Airing cupboard, vanity sink, obscure UPVC double glazed window to front, part tiled walls, radiator, low level WC, corner bath with mixer taps and shower attachment.

Outside

To the front of the property there is a driveway leading to garage with up and over door. The garage is tandem with power and light connected and door into garden. The garden is south facing and is fully enclosed and mainly laid to lawn.



view this property online williamhbrown.co.uk/Property/HAW110582



welcome to

Hillcrest Court Brooklyn Road, Harwich

- Detached House
- 3 Bedrooms
- Driveway & Tandem Garage
- Popular Location
- Walking Distance of Town Centre & Sea Front

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110582



Property Ref:
HAW110582 - 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 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