

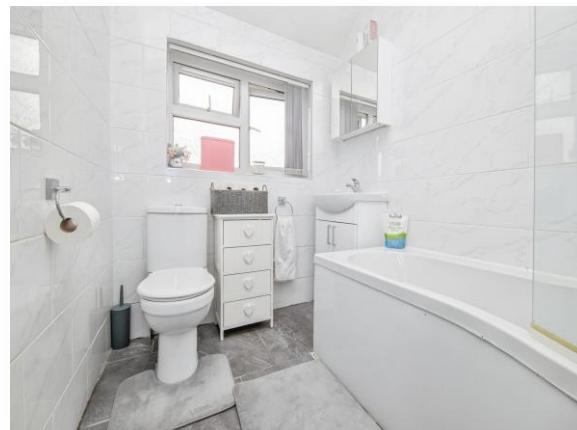


Shaftesbury Avenue, Harwich CO12 4BS

welcome to

Shaftesbury Avenue, Harwich

****GUIDE PRICE £200,000 - £210,000.** A well-presented two bedroom semi-detached house situated in a popular location within close proximity to local shops & schools. This property must be viewed to appreciate the size and space.



Entrance Hall

UPVC double glazed front door, understairs cupboard, radiator, stairs to first floor.

Lounge/ Diner

25' x 10' 8" (7.62m x 3.25m)

UPVC double glazed bay window to front, two radiators, UPVC double glazed French doors leading to rear garden, opens to Kitchen.

Kitchen

7' 8" x 7' (2.34m x 2.13m)

Matching wall and base units with roll-edge work top and splashback, integrated cooker, hob and hood, space for washing machine and fridge, ceramic winkle with mixer taps and draining board, radiator, UPVC double glazed window to rear, UPVC double glazed door leading to rear garden.

First Floor Landing

Storage cupboard, UPVC double glazed window to side.

Bedroom One

10' 10" x 10' 9" (3.30m x 3.28m)

UPVC double glazed window to front, radiator.

Bedroom Two

10' 5" x 10' 9" (3.17m x 3.28m)

UPVC double glazed window to rear, radiator, loft access.

Bathroom

P bath with mixer taps and shower over, vanity sink, low level WC, heated towel rail, fully tiled, obscure UPVC double glazed window to rear.

Outside

The front garden is shingled with path to front door. The rear garden comprises of patio and lawn, garden shed, summer house with power, gate to side access and fully enclosed.



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welcome to

Shaftesbury Avenue, Harwich

- Semi-Detached House
- 2 Bedrooms
- Open Plan Kitchen/ Diner
- Well Presented Throughout
- Popular Location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£200,000



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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.



Property Ref:
HAW110303 - 0004



Please note the marker reflects the postcode not the actual property

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