



**Main Road, Harwich CO12 4NH**

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**Main Road, Harwich**

OFFERED WITH NO ONWARD CHAIN is this two bedroom semi-detached house with annexe accommodation. The property is ideally located for local schools and shops. The property benefits from OFF ROAD PARKING.



## **Auctioneer's Comments**

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### **Entrance Porch**

Wooden entrance porch with door into:-

### **Entrance Hall**

Stairs to first floor, door into lounge.

### **Lounge**

11' 9" x 14' 1" ( 3.58m x 4.29m )

UPVC double glazed bay window to front, radiator, feature fireplace.

### **Kitchen**

14' 7" x 9' 2" ( 4.45m x 2.79m )

Matching wall and base units, worktop, tiled

splashback, integrated fridge/freezer, space for cooker, sink with mixer taps and draining board, UPVC double glazed window to side.

### **Conservatory**

14' 1" x 7' 4" ( 4.29m x 2.24m )

UPVC double glazed with doors to rear garden, door into annexe.

### **Landing**

Loft access, window to side.

### **Bedroom One**

11' 8" max x 10' 6" max ( 3.56m max x 3.20m max )

Window to front, radiator, storage cupboard.

### **Bedroom Two**

10' 6" x 9' 3" ( 3.20m x 2.82m )

Window to rear, radiator.

### **Bathroom**

Fully tiled, pedestal wash hand basin, radiator, low

level WC, obscure UPVC double glazed window to rear.

### **Annexe**

#### **Kitchen**

11' 8" x 6' 3" ( 3.56m x 1.91m )

Entrance door, boiler, storage cupboard.

### **Shower Room**

Shower, low level WC.

### **Lounge**

14' 9" x 11' 8" ( 4.50m x 3.56m )

UPVC double glazed window to rear, UPVC double glazed French doors to garden, two radiators, loft access.

### **Outside**

To the front of the property with wall and driveway to side. There is gated access to the rear garden which is mainly laid to lawn with an array of plants and shrubs and is fully enclosed.



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## Main Road, Harwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 Bedroom Semi-Detached House
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£180,000**



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Property Ref:  
HAW110015 - 0007



Please note the marker reflects the postcode not the actual property

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