





Richmond Crescent,Harwich CO12 3TP

william h brown

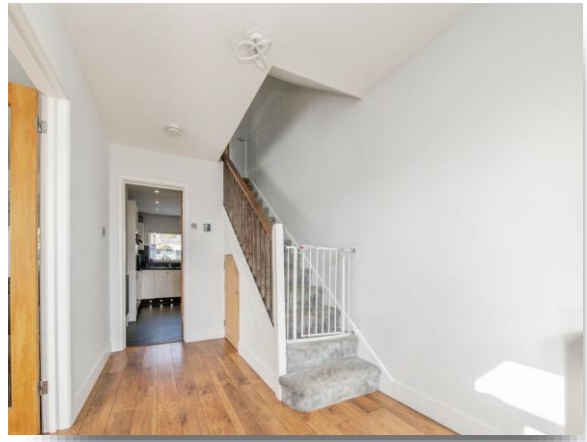
welcome to

Richmond Crescent, Harwich

Located within WALKING DISTANCE to Dovercourt sea front in one of the most sought after roads in Dovercourt is this VERY WELL PRESENTED three bedroom detached house benefiting from Lounge & Dining Area as well as DRIVEWAY & GARAGE. NO ONWARD CHAIN













Entrance Hall
Composite front door, radiator, stairs to first floor.

Lounge
UPVC double glazed window to front, radiator, opens to Dining Room.

Dining Room
UPVC double glazed window to rear, radiator.

Kitchen
UPVC Double glazed window, range of matching wall and base units, sink and drainer with mixer tap over, oven and hob, extractor fan, worktops, integrated appliances, breakfast bar, access to internal hallway, radiator.

Internal Hallway
UPVC double glazed entrance door, door to rear leading to garden, door into Utility Room.

Utility Room
Space for white goods appliances, door into garage.

First Floor Landing
Access to loft, port hole window, airing cupboard.

Bedroom One
UPVC double glazed window to front, radiator, fitted wardrobes, air conditioning unit.

Bedroom Two
Built in wardrobes, radiator, UPVC double glazed window to front, radiator.

Bedroom Three
UPVC double glazed window to front, radiator.

Bathroom
P bath with shower over, radiator, vanity sink, fully tiled, obscure UPVC double glazed window to front, extractor fan.

Separate Wc
Low level WC, obscure UPVC double glazed window to rear.

Outside
The rear garden is mainly laid to lawn with patio area, decking area, garden shed, summer house with power and light. The garden is fully enclosed . To the front of the property there is a driveway leading to garage with up and over door and door leading to utility room. The property benefits from solar panels.



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welcome to

Richmond Crescent, Harwich

- Well Presented Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Driveway & Garage
- Sought After Location - Close to Sea Front

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£375,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110889

The Property Ombudsman

Property Ref:
HAW110889 - 0006

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.

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