



Briardale Avenue, Harwich CO12 4LH

welcome to

Briardale Avenue, Harwich

GUIDE PRICE £230,000 - £260,000 A well presented and spacious three bedroom semi-detached house situated in a popular location within close proximity of shops and schools. The property benefits from DRIVEWAY as well as DETACHED GARAGE.



Entrance Hall

Composite front door, stairs to first floor, tower radiator.

Kitchen

Matching wall and base units, roll-edge work top, tiled splashback, UPVC double glazed window to rear, UPVC double glazed door to rear leading to garden, space for cooker, washing machine, dishwasher and fridge/freezer, stainless steel sink with mixer taps and draining board.

Lounge

UPVC double glazed windows to front and rear, radiator.

First Floor Landing

Bedroom One

UPVC double glazed window to front, radiator.

Bedroom Two

UPVC double glazed window to rear, radiator.

Bedroom Three

UPVC double glazed window to front, radiator.

Bathroom

Obscure UPVC double glazed window to rear, fully tiled, bath with shower over, pedestal wash hand basin, low level WC, storage cupboard.

Outside

The rear garden comprises of a decking area, artificial grass and is fully enclosed with side gate access from the driveway leading to a lean to area for storage. There is a detached garage. The front garden has a block paved driveway.



view this property online williamhbrown.co.uk/Property/HAW110606



welcome to

Briardale Avenue, Harwich

- Semi-Detached House
- 3 Bedrooms
- Well Presented
- Close to Amenities
- Driveway & Garage

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

guide price

£230,000 - £260,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110606



Property Ref:
HAW110606 - 0003

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