



**Fronks Avenue, Harwich CO12 3RX**

**welcome to**

## **Fronks Avenue, Harwich**

**\*\*GUIDE PRICE £350,000-£375,000\*\***

OFFERED WITH NO ONWARD CHAIN is this very well presented THREE BEDROOM detached house. Located on a sought after road and within easy reach of the Sea front, School and local amenities this fantastic family home must be viewed to be fully appreciated.



## **Entrance Hall**

Entrance hall, cupboard, radiator.

## **Ground Floor Cloakroom**

Low level WC, wash hand basin, obscure window to side,

## **Lounge**

14' 4" x 12' 2" max into bay ( 4.37m x 3.71m max into bay )  
Bay window to front, fireplace with wood burner, radiator.

## **Kitchen/ Diner**

21' 4" x 11' 8" ( 6.50m x 3.56m )  
Fitted with a range of grey shaker wall and base units, built in oven and hob with extractor over, integrated fridge/freezer, washing machine and dishwasher, breakfast bar with storage bench, radiator, ceramic sink and drainer with water softener tap, windows to side and rear, double glazed doors to garden.

## **First Floor Landing**

Window to side, access to loft.

## **Bedroom One**

14' 3" x 11' 6" max ( 4.34m x 3.51m max )  
Window to front, radiator, mirrored wardrobes.

## **Bedroom Two**

11' 8" max x 11' 5" ( 3.56m max x 3.48m )  
Window to rear, radiator.

## **Bedroom Three**

8' 6" x 7' 9" ( 2.59m x 2.36m )  
Window to rear and radiator.

## **Bathroom**

6' 1" x 7' 6" ( 1.85m x 2.29m )  
Double glazed window to the front, low level WC, wash hand basin, P bath with shower over and radiator.

## **Outside**

To the front of the property the garden is laid to

lawn with shrubs, path leading to front door and driveway leading to garage. The rear garden comprises of a raised decked area, patio area to rear, lawn area and astro turf. There is a summer house measuring 11'5 x 13'6 with power and light connected.

## **Garage**

18' 4" x 8' 4" ( 5.59m x 2.54m )  
Power and light connected, door to garden.



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welcome to

## Fronks Avenue, Harwich

- Well Presented Detached Family Home
- 3 Bedrooms
- Ground Floor Cloakroom
- Driveway & Garage
- Garden Room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£350,000**



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Property Ref:  
HAW108107 - 0006



Please note the marker reflects the postcode not the actual property

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