



**The Vineway, HARWICH CO12 4BG**



**welcome to**

## **The Vineway, HARWICH**

Offered for sale with NO ONWARD CHAIN is this beautifully presented THREE BEDROOM, semi-detached house. The property boasts a stunning conservatory, ample off road parking and occupies an elevated position.



### Entrance Hall

Entrance door, radiator, storage cupboard, stairs to first floor.

### Lounge

18' 2" max x 14' 2" max ( 5.54m max x 4.32m max )  
L shaped room. Two UPVC double glazed windows to front, radiator.

### Kitchen

14' 8" x 7' 8" ( 4.47m x 2.34m )  
Matching wall and base units with roll-edge work top and tiled splashbacks, stainless steel sink with mixer taps and draining board, space for fridge/freezer, washing machine and dishwasher, integrated cooker, hob and hood, storage cupboard, opens to Conservatory.

### Conservatory

10' 5" x 12' 4" ( 3.17m x 3.76m )  
Brick and UPVC, UPVC double glazed French doors to garden.

### First Floor Landing

UPVC double glazed window to rear, storage cupboard, loft access.

### Bedroom One

13' 11" x 9' ( 4.24m x 2.74m )  
UPVC double glazed window to front, radiator.

### Bedroom Two

8' 9" x 8' 10" ( 2.67m x 2.69m )  
UPVC double glazed window to rear, radiator.

### Bedroom Three

8' 10" x 8' 4" ( 2.69m x 2.54m )  
UPVC double glazed window to front, radiator.

### Bathroom

Vanity sink, low level WC, radiator, bath with mixer taps and shower attachment, part tiled walls, obscure UPVC double glazed window to side, radiator.

### Outside

The front garden comprises of a lawn area, driveway, gate to rear garden. The rear garden has patio area, artificial grass. There is a garage with double doors to front, door to side leading to garden.



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## **The Vineway, HARWICH**

- Semi-Detached House
- 3 Bedrooms
- Conservatory
- Driveway & Garage
- Well Presented

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

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAW110121 - 0004

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**william h brown**



**01255 503125**



[Harwich@williamhbrown.co.uk](mailto:Harwich@williamhbrown.co.uk)



280-282 High Street, Dovercourt, HARWICH,  
Essex, CO12 3PD



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**