Fronks Road,Harwich CO12 3RS

william
h brown

welcome to

Fronks Road, Harwich

GUIDE PRICE £400,00-£425,000

This Victorian four bedroom house located on the highly sought after Fronks Road with Sea views to the rear. Viewing is highly recommended to appreciate the light and space this home offers.

Entrance Hall
Wooden front door, radiator, cupboard understairs, stairs to first floor.

Lounge
UPVC double glazed window to front, tower radiator, log burner, opens to Kitchen.

Kitchen
Bespoke kitchen with integrated fridge, matching wall and base units with oak worktops, butler sink, space for cooker, two UPVC double glazed windows to side, tower radiator, spotlights, door leading to utility room, opens to dining room and lounge.

Dining Room
Obscure window to side, spotlights.

Utility Room
Plumbing for dishwasher and washing machine with separate entrance door from front to front garden, door to rear garden.

Snug
UPVC double glazed bay window to rear with French doors leading to garden, open fireplace, two radiators.

Cloakroom
Low level WC, wash hand basin.

Landing
Stairs to second floor, door into:-

Bedroom One
UPVC double glazed bay window to front, separate UPVC double glazed window to front, two radiators, feature fireplace.

Bedroom Three
UPVC double glazed window to rear with sea views, radiator.

Bedroom Four
UPVC double glazed window to rear with sea views.

Bathroom
Walk in shower, free standing bath, low level WC, vanity sink, heated towel rail, spotlights, extractor fan.

Second Floor Landing
Door into shower room, walk in wardrobe.

Shower Room
Shower cubicle, low level WC, vanity sink, heated towel rail, spotlights, extractor fan, door into loft (for storage).

Bedroom Two
Loft access, radiator, UPVC double glazed window to side, storage cupboard.

Outside
To the front of the property there is a low brick wall with path to front door, shingle in front garden. There is a further path leading to utility room. The rear garden comprises of a patio leading to lawn, there is an array of plants and shrubs. Further down the garden there is a second patio area which enjoys sea views a sunken pond. The garden is fully enclosed.

welcome to

Fronks Road, Harwich

- Well Presented Four Bedroom Family Home
- 2 Reception Rooms
- Kitchen & Utility Room
- Cloakroom, Bathroom & Shower Room
- Good Size Garden to Rear

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

£400,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110858

The Property Ombudsman

Property Ref:
HAW110858 - 0004

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

01255 503125

Harwich@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.