



**Oakland Road, Harwich CO12 3QQ**



**welcome to**

**Oakland Road, Harwich**

A SPACIOUS three bedroom house situated in a popular location within walking distance of town centre, close proximity of sea front and railway station. The property benefits from THREE RECEPTION ROOMS and is offered with NO ONWARD CHAIN.



### Entrance Hall

Stairs to first floor, composite front door, radiator.

### Lounge

14' 6" x 12' 2" ( 4.42m x 3.71m )

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

### Dining Room

11' 3" x 10' 3" ( 3.43m x 3.12m )

UPVC double glazed window to rear, radiator.

### Breakfast Room

11' 7" x 10' ( 3.53m x 3.05m )

UPVC double glazed window to side, radiator.

### Kitchen

9' 9" x 6' ( 2.97m x 1.83m )

Matching wall and base units, sink and drainer, space for appliances, UPVC double glazed window to rear, door to rear leading to garden.

### First Floor Landing

#### Bedroom One

15' 8" x 14' 5" ( 4.78m x 4.39m )

UPVC double glazed window to front, UPVC double glazed bay window to front, radiator.

#### Bedroom Two

11' 3" max x 10' 3" max ( 3.43m max x 3.12m max )

UPVC double glazed window to rear, radiator.

#### Bedroom Three

9' 10" max x 10' 8" max ( 3.00m max x 3.25m max )

UPVC double glazed window to rear, radiator.

### Bathroom

Low level WC, bath with mixer tap and shower over, pedestal wash hand basin, obscure UPVC double glazed window to side, part tiled walls.

### Outside

To the front of the property there is small garden enclosed by low brick wall with path to front door. The rear garden is fully enclosed with patio area and

decking.

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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## **Oakland Road, Harwich**

- Spacious Mid-Terraced House
- 3 Bedrooms
- 3 Reception Rooms
- Close to Town Centre, Sea Front & Railway Station
- No Onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109811 - 0007

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