



**Gravel Hill Way, HARWICH CO12 4XN**

**welcome to**

**Gravel Hill Way, HARWICH**

A WELL PRESENTED three bedroom semi-detached house situated in a popular location within close proximity of local schools and sea front. The property offers three bedrooms as well as CLOAKROOM, EN-SUITE and also benefits from DRIVEWAY & GARAGE.



### **Entrance Hall**

Stairs to first floor, radiator, entrance door.

### **Cloakroom**

Low level WC, pedestal wash hand basin, obscure UPVC double glazed window to front.

### **Lounge**

Storage cupboard, two radiators, UPVC double glazed window to rear, UPVC double glazed patio doors to rear garden.

### **Kitchen**

Matching wall and base units with roll-edge work top and tiled splashback, two integrated cookers, hob and hood, space for fridge/freezer and washing machine, UPVC double glazed window to front, stainless steel sink with mixer taps and draining board.

### **First Floor Landing**

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

### **Bedroom One**

UPVC double glazed window to front, radiator, fitted wardrobe.

### **En-Suite**

Low level WC, pedestal wash hand basin, shower cubicle, heated towel rail, radiator, extractor fan, obscure UPVC double glazed window to front.

### **Bedroom Two**

UPVC double glazed window to rear, radiator.

### **Bedroom Three**

UPVC double glazed window to front, radiator.

### **Bathroom**

Bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin, radiator, extractor fan, part tiled walls.

### **Outside**

The rear garden is South facing and has decking to lawn area with patio to rear of the garden and personnel door to rear garden. The garage has up and over door, double glazed door from garden, power and light connected. To the front of the property there is a driveway, shingle area and path to front door.



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## Gravel Hill Way, HARWICH

- Well Presented Semi-Detached House
- 3 Bedrooms
- Cloakroom & En-Suite
- Driveway & Garage
- Popular Location

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

offers in excess of

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAW110498 - 0007

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