



**Williamsburg Avenue, Harwich CO12 4FE**

**welcome to**

## **Williamsburg Avenue, Harwich**

A WELL PRESENTED three bedroom house situated ideally for local amenities such as retail park, mainline railway station and schools. The property benefits from OFF ROAD PARKING as well as CONSERVATORY and EN-SUITE.



**Entrance Hall**

Composite front door, stairs to first floor, radiator, storage cupboard.

**Cloakroom**

Low level WC, pedestal wash hand basin, heated towel rail.

**Lounge**

UPVC double glazed window to front, two radiators, UPVC double glazed French doors to rear garden.

**Kitchen**

Matching wall and base units with roll-edge work top and upstand, stainless steel sink with mixer taps and draining board, integrated cooker, hob and hood, UPVC double glazed window to front, space for washing machine and fridge/freezer, opens into Dining Area and opens into Sung.

**Snug**

Sky light, spotlights, UPVC double glazed door to rear garden.

**First Floor Landing**

Storage cupboard, loft access.

**Bedroom One**

UPVC double glazed window to front, built in wardrobe, radiator.

**En-Suite**

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

**Bedroom Two**

UPVC double glazed window to rear, radiator, fitted wardrobes.

**Bedroom Three**

UPVC double glazed window to front, radiator.

**Bathroom**

Wash hand basin, low level WC, bath with mixer taps

and shower over, part tiled walls, sky light, radiator.

**Outside**

To the front of the property there is a block paved driveway, brick wall and gate to rear garden. The rear garden comprises of a patio area, lawn area, garden shed and is fully enclosed.



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## Williamsburg Avenue, Harwich

- Well Presented House
- 3 Bedrooms
- Cloakroom & En-Suite
- Conservatory
- Off Road Parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

# £270,000



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Property Ref:  
HAW110495 - 0002

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