



**Una Road, Harwich CO12 4PR**

**welcome to**

## **Una Road, Harwich**

Ideally located within walking distance of railway station and close proximity of retail park is this well presented two bedroom terraced house. The property offers spacious accommodation and would be an ideal first time purchase or investment opportunity ....



## **Entrance Hall**

UPVC double glazed front door, stairs to first floor.

## **Lounge/ Diner**

12' 1" max x 22' 3" max ( 3.68m max x 6.78m max )

UPVC double glazed windows to front and rear, two radiators, understairs cupboard,

## **Kitchen**

12' x 4' 10" ( 3.66m x 1.47m )

Matching wall and base units with roll-edge work top and upstand, space for cooker, washing machine, fridge/freezer and tumble dryer, stainless steel sink with mixer tap and drainer, UPVC double glazed window to rear and UPVC double glazed door leading to rear garden.

## **First Floor Landing**

Access to loft.

## **Bedroom One**

10' x 15' 4" ( 3.05m x 4.67m )

UPVC double glazed window to front, radiator, feature fireplace, storage cupboard.

## **Bedroom Two**

7' 3" x 12' ( 2.21m x 3.66m )

Feature fireplace, radiator, UPVC double glazed window to rear.

## **Bathroom**

7' 4" x 8' 10" ( 2.24m x 2.69m )

Low level WC, heated towel rail, pedestal wash hand basin, bath, shower cubicle, part tiled walls, obscure UPVC double glazed window to rear.

## **Outside**

The rear garden has an outside tap, lawn area, patio to rear, storage shed, brick storage shed, rear access and fully enclosed.



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## Una Road, Harwich

- Well Presented House
- 2 Good Size Bedrooms
- Lounge/Diner
- Ideal 1st Time Purchase or Investment
- Close to Railway Station & Shops

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £175,000



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