

For Sale

Offers in excess of **£165,000** Freehold



Garland Road Harwich CO12 4PB

An excellent two bedroom home, ideal for first time buyers. Well located for an array of amenities.

- Energy Rating: C
- FINISHED TO AN EXCELLENT STANDARD
- IDEAL FIRST TIME BUY
- TWO BEDROOMS
- SPACIOUS LOUNGE

Property Details

Lounge / Diner 11' 11" x 22' 4" (3.63m x 6.81m)

Kitchen 5' 10" x 7' 8" (1.78m x 2.34m)

Utility Room

First Floor

Bedroom Two 6' 9" x 12' 3" (2.06m x 3.73m)

Bathroom 5' 9" x 7' 11" (1.75m x 2.41m)

Bedroom One 9' 10" x 12' 1" (3.00m x 3.68m)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

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Property Ref: CCH308629 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: A

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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