



**Harbourside, Harwich CO12 3FQ**

**welcome to**

## **Harbourside, Harwich**

A modern well presented three bedroom semi-detached house ideally located close to mainline railway station, local bars, restaurants and sea front. The property offers accommodation across three floors, with two en-suites, cloakroom and family bathroom. The property benefits from OFF ROAD PARKING.



**Entrance Hall**

Composite front door, radiator, stairs to first floor.

**Cloakroom**

Low level WC, radiator, vanity sink, extractor fan.

**Lounge**

UPVC double glazed French doors to rear garden, spotlights, radiator, UPVC double glazed sash window to rear.

**Kitchen/ Diner**

Matching wall and base units with quartz worktop and upstand, integrated cooker, hob, hood, fridge/freezer and washing machine, sunk in sink with mixer taps and draining board, UPVC double glazed sash window to front, UPVC double glazed window to side, spotlights, radiator.

**First Floor Landing**

Storage cupboard, spotlights, radiator, stairs to second floor.

**Bedroom Two**

Two UPVC double glazed windows to rear, spotlights, radiator.

**En-Suite**

Low level WC, vanity sink, shower cubicle, heated towel rail, part tiled walls, spotlights, extractor fan, obscure UPVC double glazed sash window to side.

**Bedroom Three**

UPVC double glazed sash window to front, radiator.

**Bathroom**

Low level WC, vanity sink, bath with mixer tap and shower attachment, heated towel rail, part tiled walls, obscure UPVC double glazed window to side, spotlights, extractor fan.

**Second Floor****Bedroom One**

UPVC double glazed sash window to rear, radiator, spotlights, loft access.

**En-Suite**

Low level WC, vanity sink, shower cubicle, part tiled walls, heated towel rail, obscure UPVC double glazed window to front, spotlights, extractor fan.

**Outside**

The property is one of four properties in a gated area. The rear garden comprises of patio area, lawn area and is fully enclosed with gated side access.



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welcome to

## Harbourside, Harwich

- Three Storey 3 Bedroom Semi-Detached House
- Well Presented Throughout
- 2 En-Suites, Cloakroom & Family Bathroom
- Allocated Parking
- Close to Railway Station, Bars, Restaurants & Sea Front

Tenure: Freehold EPC Rating: B

Council Tax Band: D

# £265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW110568 - 0004

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william h brown



**01255 503125**



Harwich@williamhbrown.co.uk



280-282 High Street, Dovercourt, HARWICH,  
Essex, CO12 3PD



**williamhbrown.co.uk**