





Main Road,HARWICH CO12 3LZ

william h brown

welcome to

Main Road, HARWICH

Situated in a popular area within Old Harwich is this two bedroom property. Ideally located close to Harwich mainline railway station as well as sea front, town centre, local bars and restaurants. NO ONWARD CHAIN....













Entrance Hall
Obscure UPVC double glazed front door, stairs to first floor, radiator, understairs cupboard, rear door leading to garden.

Dining Room
12' 2" x 10' 1" (3.71m x 3.07m)
Double glazed window to front, radiator, feature fireplace.

Kitchen
10' 5" x 9' 11" (3.17m x 3.02m)
Matching wall and base units with roll-edge work top and tiled splashbacks, floor mounted boiler, integrated cooker, hob and hood, space for washing machine and fridge/freezer, stainless steel sink, radiator, UPVC double glazed window to rear.

First Floor Landing
Stairs to second floor.

Lounge
15' 9" x 10' 1" (4.80m x 3.07m)
UPVC double glazed window to front, radiator, fireplace.

Bathroom
10' 3" x 9' 9" (3.12m x 2.97m)
Bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin, obscure UPVC double glazed window to rear, airing cupboard with immersion tank.

Second Floor Landing
UPVC double glazed window to rear, loft access.

Bedroom One
15' 8" x 10' 1" (4.78m x 3.07m)
Double glazed UPVC double glazed window to front, radiator.

Bedroom Two
10' 1" x 9' 11" (3.07m x 3.02m)
Radiator, UPVC double glazed window to rear.

Outside
There is a courtyard garden to rear which is fully enclosed and landscaped with rear gate access leading to Main Road (via permitted access across neighbours yard).

welcome to

Main Road, HARWICH

- Mid-Terraced House
- 2 Bedrooms
- 2 Reception Rooms
- Close to Railway Station
- NO ONWARD CHAIN

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

offers in excess of

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110330

The Property Ombudsman

Property Ref:
HAW110330 - 0008

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01255 503125

Harwich@williamhbrown.co.uk

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

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.