



Fronks Road, Harwich CO12 4EE

welcome to

Fronks Road, Harwich

Situated in a sought after location close to sea front, town centre and schools is this three bedroom semi-detached house benefiting from CONSERVATORY and OFF ROAD PARKING.



Entrance Porch

Windows to front and side, obscure front door, door into Lounge.

Lounge

UPVC double glazed windows to front and side, two radiators, a large storage cupboard, UPVC double glazed entrance door from porch, door leading to stairs to first floor.

Kitchen/ Diner

Matching wall and base units with roll-edge work top and tiled splashback, Fitted electric range oven, small fridge, small freezer and washing machine, radiator, stainless steel sink with mixer tap and draining board, two windows to side, window to rear, door to rear leading to Conservatory, pantry cupboard.

Conservatory

Part brick and wooden single glazed, door to side leading to garden.

First Floor Landing

Storage cupboard, stairs to loft room.

Bedroom One

UPVC double glazed window to rear, radiator, built in wardrobes, dressing table.

Bedroom Two

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

Bedroom Three/ Loft Room

UPVC double glazed window to rear, eaves storage.

Bathroom

Low level WC, shower cubicle, pedestal wash hand basin, storage cupboard, radiator, obscure window to side, part tiled walls.

Outside

The front garden is block paved driveway leading to side gate. The rear garden is paved with lawn area, borders to both sides, three sheds, an array of plants

and shrubs and gated side access.



view this property online williamhbrown.co.uk/Property/HAW110522



welcome to Fronks Road, Harwich

- Semi-Detached House
- 3 Bedrooms
- Conservatory
- Off Road Parking
- Sought After Location

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

offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110522



Property Ref:
HAW110522 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01255 503125



Harwich@williamhbrown.co.uk



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



williamhbrown.co.uk