





Vansittart Street,Harwich CO12 3HZ

william h brown

welcome to

Vansittart Street, Harwich

Offered for sale with NO ONWARD CHAIN is this THREE BEDROOM mid-terrace house.













Lounge
26' 4" x 11' 1" (8.03m x 3.38m)
UPVC double glazed bay window to front, double glazed window to rear, two radiators.

Kitchen
8' 9" x 9' 1" (2.67m x 2.77m)
Matching wall and base units with roll-edge work top and tiled splashback, integrated cooker, hob and hood, space for fridge/freezer and dishwasher, radiator, UPVC double glazed window to side and UPVC double glazed door to garden.

Bathroom
Heated towel rail, low level WC, pedestal wash hand basin, bath with mixer tap and shower attachment over, obscure UPVC double glazed window to rear, part tiled walls, extractor fan.

Rear Lobby
Space for washing machine, UPVC double glazed window to rear.

First Floor Landing
Bedroom Three
14' x 9' (4.27m x 2.74m)
UPVC double glazed window to rear, radiator.

Second Floor
Bedroom One
14' 9" x 10' 9" (4.50m x 3.28m)
Two UPVC double glazed windows to front, radiator, feature fireplace, storage cupboard.

Bedroom Two
12' 9" x 9' 8" (3.89m x 2.95m)
Double glazed window to rear, radiator, feature fireplace.

Outside
There is a courtyard garden to the rear of the property. To the front of the property there is a pathway leading to front door and is enclosed by fencing,

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Vansittart Street, Harwich

- Mid-Terraced House
- 3 Bedrooms
- Lounge
- Kitchen
- Close to Railway Station

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

offers in excess of

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110689

The Property Ombudsman

Property Ref:
HAW110689 - 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.

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