



Gravel Hill Way, Harwich CO12 4UN

welcome to

Gravel Hill Way, Harwich

Ideally located for local schools, shops and sea front is this four bedroom semi-detached house. The property benefits from CLOAKROOM, CONSERVATORY as well as DRIVEWAY & GARAGE.



Entrance Hall

UPVC double glazed front door, understairs cupboard.

Cloakroom

Low level WC, radiator, wash hand basin, obscure UPVC double glazed window to side.

Lounge

UPVC double glazed window to front, radiator, doors to Conservatory.

Kitchen

Matching wall and base unit with roll-edge work top and upstand, two integrated ovens, hob, space for washing machine, fridge/freezer and dishwasher, stainless steel with mixer taps and draining board.

Conservatory

Brick and UPVC with French doors leading to garden.

Bedroom One

UPVC double glazed window to front, radiator.

Bedroom Two

UPVC double glazed window to front, radiator.

Bedroom Three

UPVC double glazed window to rear, radiator.

Bedroom Four

UPVC double glazed window to rear, radiator.

Bathroom

Bath with shower over, low level WC, obscure UPVC double glazed window to rear, heated towel rail.

Outside

To the front of the property there are plants, shrubs and flowerbeds and driveway leading to garage with up and over door. The rear garden comprises of patio decking area, various plants and shrubs as well as garden shed.



view this property online williamhbrown.co.uk/Property/HAW110583



welcome to

Gravel Hill Way, Harwich

- Semi-Detached House
- 4 Bedrooms
- Cloakroom
- Driveway & Garage
- Popular Location

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

£295,000



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/HAW110583



Property Ref:
HAW110583 - 0010

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@williambrown.co.uk



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



williambrown.co.uk