



Witch Elm, Harwich CO12 4UB

welcome to

Witch Elm, Harwich

Situated in a popular location close to local primary schools, shops and easy access to Dovercourt sea front is this three bedroom terraced house offered with NO ONWARD CHAIN. The property benefits from two reception rooms as well as garage.



Entrance Hall

UPVC double glazed front door, stairs to first floor, radiator.

Lounge

UPVC double glazed window to front, feature, fireplace, radiator, double doors to kitchen.

Dining Room

Radiator, opens to Kitchen.

Kitchen

Matching wall and base units with roll-edge work top and tiled splashback, space for washing machine, cooker and fridge/freezer, sink with mixer and drainer, boiler, UPVC double glazed window to rear, UPVC double glazed door leading to rear garden.

First Floor Landing

Access to loft, storage cupboard.

Bedroom One

UPVC double glazed window to front, radiator, fitted wardrobe.

Bedroom Two

UPVC double glazed window to rear, radiator, fitted wardrobe, storage cupboard.

Bedroom Three

UPVC double glazed window to front, radiator.

Bathroom

Low level WC, pedestal wash hand basin, bath with shower over, fully tiled, heated towel rail, spotlights, obscure UPVC double glazed window to rear.

Outside

To the front of the property there is a lawn area with path leading to front door. The rear garden comprises of patio area, artificial grass, gate to rear access. There is a garage in block.



view this property online williamhbrown.co.uk/Property/HAW110487



welcome to

Witch Elm, Harwich

- Mid-Terraced House
- 3 Bedrooms
- 2 Receptions
- Garage
- No Onward Chain

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

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HAW110487](https://www.williamhbrown.co.uk/Property/HAW110487)



Property Ref:
HAW110487 - 0003

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](https://www.williamhbrown.co.uk)