



**Harcourt Avenue, Harwich CO12 4NT**

**welcome to**

**Harcourt Avenue, Harwich**

GUIDE PRICE £215,000 - £220,000: Situated in a popular location within close proximity of schools and retail park is this WELL PRESENTED three bedroom house. The property benefits from TWO RECEPTION ROOMS , OFF ROAD PARKING and offers good size accommodation throughout.



### **Entrance Hall**

Composite front door, obscure double glazed window to front, radiator.

### **Lounge**

14' 1" x 13' 2" ( 4.29m x 4.01m )

Double glazed bay window to front, radiator.

### **Dining Room**

10' 6" x 10' 8" ( 3.20m x 3.25m )

Patio doors to rear, radiator, laminate flooring.

### **Kitchen**

10' 6" x 8' 2" ( 3.20m x 2.49m )

UPVC door to rear, double glazed window to rear, wall mounted units with roll-edge work surface, stainless steel sink, electric hob and oven, floor mounted units, door to Dining Room.

### **First Floor Landing**

Storage cupboard, loft access, carpet flooring, radiator.

### **Bedroom One**

13' 4" into bay x 11' 3" ( 4.06m into bay x 3.43m )

Double glazed bay window to front, radiator, storage cupboard, laminate flooring.

### **Bedroom Two**

12' 7" x 9' 5" ( 3.84m x 2.87m )

Double glazed window to front, radiator, two cupboards, one housing boiler.

### **Bedroom Three**

9' 9" x 8' 5" ( 2.97m x 2.57m )

Double glazed window to front, radiator, laminate flooring.

### **Bathroom**

Panelled bath with electric shower over and mixer tap, sink with cupboard under, low level WC, heated towel rail, tiled flooring.

### **Outside**

To the front of the property there is a driveway

providing off road parking. The rear garden comprises of a patio area and is mainly laid to lawn with plants and shrubs.



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## Harcourt Avenue, Harwich

- Well Presented House
- 3 Bedrooms
- 2 Reception Rooms
- Spacious Throughout
- Off Road Parking

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

offers in excess of

**£215,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAW110234 - 0009

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