

# £300,000



- Three Bedroom Detached Home
- Garage & Ample Off Road Parking
- Generous Garden
- Potential To Extend (STPP)
- Requires Some Modernisation
- Ground Floor Cloak Room & Family Shower Room
- Conservatory
- Close To Shops And Amenities
- A120 Access
- No Onward Chain

# 10 Highfield Avenue, Harwich, Essex. CO12 4DP.

A wonderful Bay fronted period home in the quiet seaside town of Harwich. Offering lots of potential, charm and character throughout. Within easy reach of mainline train station with fast links to London Liverpool Street Station in just over the hour, the beach and seafront and of course the local shops, pubs, countryside walks. On the top floor there are three bedrooms and a shower room, on the ground floor there are two receptions, kitchen and a cloakroom. The house is in need of some modernisation, however this offers a new owner to really put their own stamp on it. Offered chain free.





# Property Details.

### **Ground Floor**

#### **Porch**

### Hallway

5' 9" x 14' 10" (1.75m x 4.52m)

# **Living Room**



13'6" x 12'5" (4.11m x 3.78m)

# **Dining Room**



13' 2" x 11' 4" (4.01m x 3.45m)

#### **Kitchen**



6' 10" x 9' 6" (2.08m x 2.90m)

# Conservatory



17' 3" x 9' 11" (5.26m x 3.02m)

### Cloakroom

# **First Floor**

# Landing

# Property Details.

#### Bedroom one



16'8" x 11'3" (5.08m x 3.43m)

# **Bedroom Two**



11'5" x 12'8" (3.48m x 3.86m)

#### **Bedroom Three**



6' 11" x 9' 7" (2.11m x 2.92m)

#### **Shower Room**



Outside

# Garden



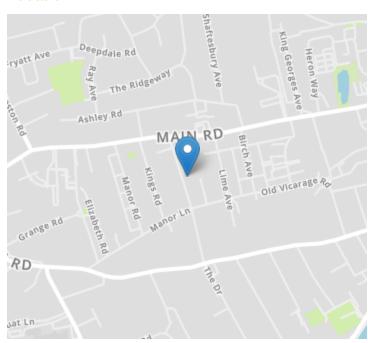
Part gated drive leading to a detached garage Mature rear garden

# Property Details.

#### Floorplans



#### Location



### **Energy Ratings**

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

