



Fronks Road, Harwich CO12 4EQ

welcome to

Fronks Road, Harwich

****GUIDE PRICE £325,000 +****

For Sale via William H Brown Auctions 10th September. An opportunity to acquire a substantial detached house that now has full residential permission to be a single dwelling. The property requires configuring and updating to make a family home.



Porch

UPVC double glazed porch.

Entrance Hall

Entrance door, two understairs cupboards, radiator, stairs to first floor.

Room One

Bay window to front, three radiators.

En-Suite

Low level WC, radiator, fully tiled. obscure window to side, pedestal wash hand basin.

Room Two

UPVC double glazed window to front, four radiators.

Room Three

Two radiators, feature fireplace, French doors to rear leading to garden.

Cloakroom

Low level WC, wash hand basin, fully tiled radiator, obscure window to side.

Cloakroom

Low level WC, pedestal wash hand basin, radiator, part tiled walls, obscure window to side.

Kitchen

Bay window to side, part tiled walls, window to side, door to side to garden, two stainless steel sinks.

Utility Room

Fully tiled, obscure window, door to garden.

Room Four

Obscure UPVC door to garden, UPVC double glazed windows to front and rear, two radiators, two small child size WC's and wash hand basins.

First Floor Landing

Obscure window to side, radiator, stairs to second floor.

Room Five

Bay window to front, two radiators.

En-Suite

Low level WC, wash hand basin, obscure window to side, fully tiled.

Room Six

UPVC double glazed window to rear with sea views, radiator, fitted wardrobes.

Room Seven

Double glazed window to rear with sea views, radiator.

Room Eight

Bay window to side, two radiators, matching wall and base units, tiled splashback, stainless steel sink.

Room Nine

Radiator, UPVC double glazed window to front.

Room Ten

Bay window to front, window to rear, two radiators. Accessed via room eight.

Shower Room

Wash hand basin, low level WC, heated towel rail, tiled shower cubicle, obscure window to rear.

Second Floor Landing

Window to side and rear, loft access, radiator.

Room Eleven

Double glazed window to rear with sea views, radiator.

Room Twelve

UPVC double glazed window to side, radiator.

Room Thirteen

Window to front, two storage cupboards, radiator.

Bathroom

Low level WC, bath with mixer taps and shower

attachment, wash hand basin, radiator, obscure window to side, part tiled walls.

Kitchenette

Matching wall and base units with roll-edge work top and tiled splashback, stainless steel sink, UPVC double glazed window to side.

Outside

To the front of the property there is an in and out driveway which is bordered with a low wall at the front. The rear garden comprises of patio and lawn area, garden shed and is mainly laid to lawn.

Important Notice

Important Notice:

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide



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welcome to

Fronks Road, Harwich

- For Sale By Barnard Marcus Auctions
- Large detached property with full residential permission to be a single dwelling
- Sea Views To Rear Of Property
- Sought After Location
- Close to Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW110395 - 0019

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william h brown



01255 503125



Harwich@williamhbrown.co.uk



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



williamhbrown.co.uk