



**Cliff Road,Dovercourt Harwich CO12 3PP**

**welcome to**

## **Cliff Road, Dovercourt Harwich**

Situated in a popular location within walking distance of Dovercourt sea front, railway station and town centre is this two bedroom maisonette. The property is offered with no onward chain.

### **Porch**

UPVC double glazed porch.

### **Entrance Hall**

Stairs up to landing. Door into Kitchen.

### **Kitchen**

Matching wall and base units with roll-edge work top and tiled splashback, feature fireplace, stainless steel sink with mixer tap and draining board, space for cooker, washing machine and fridge and freezer, UPVC double glazed window to rear.

### **Lounge**

Two UPVC double glazed windows to front, feature fireplace, radiator.

### **First Floor Landing**

Stairs up from entrance hall landing, radiator, loft access, sky light.

### **Bedroom One**

Two UPVC double glazed windows to front, two radiators, fitted wardrobes.

### **Bedroom Two**

Radiator, loft access, storage cupboard, UPVC double glazed window to rear, loft access, storage cupboard.

### **Bathroom**

Low level WC, vanity sink, shower cubicle, heated towel rail, fully tiled.

### **Outside**

To the front of the property there is a path leading to front door, low wall and lawn. There is potential for off road parking (subject to planning).

### **Agents Notes**

There was previously a bathroom which was taken out to make more storage space. The pipework is still in place under the floor where the fitted wardrobes in bedroom one.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.





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## **Cliff Road, Dovercourt Harwich**

- Maisonette
- Walking Distance of Sea Front & Town Centre
- 2 Bedrooms
- No Onward Chain
- Potential for Off Road Parking (subject to planning)

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Feb 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109997 - 0004

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