



REID RESIDENTIAL

REID RESIDENTIAL

FOR SOME MUCH NEEDED R&R
WHEN SELLING YOUR HOME



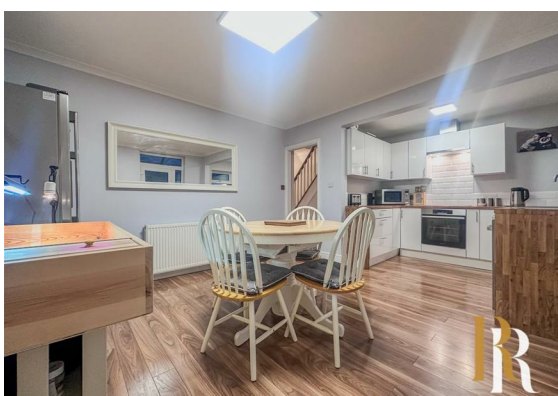
16 Birch Avenue
Harwich, CO12 4DB

Guide price £230,000



16 Birch Avenue
Harwich, CO12 4DB

Guide Price £230,000 - £250,000. Set back from the road behind driveway parking for two vehicles, this red brick, double bay fronted semi-detached home offers the benefits of being within walking distance to not only town, but stunning local coastline strolls. The home itself a s well proportioned, offering two large reception spaces, stylish kitchen with integrated appliances, as well as conservatory, utility room with downstairs WC, large entrance hall, high ceilings and a sun drenched, south facing garden. On the first floor, three well sized bedrooms are all accessed from a spacious landing and a recently installed modern family bathroom complete the upper floor. Externally, alongside t h e double driveway and gated side access, a south facing rear





garden offers a patio/seating area, decorative borders and a well manicured lawn.

Area Guide: The blue flag beach is adjacent to the home and there are many activities for a range of ages. From watching the ships sail in with a bag of chips at the front, to fine dining at the renowned Harwich Pier Restaurant and Thai Up At The Quay which has been rewarded best restaurant at the Essex Awards. Dovercourt Town offers an array of amenities from small independent shops to larger chains. There are two railway stations close by, both of which offer links to London Liverpool Street. Primary and secondary schooling is also with easy access.

There is a wide range of clubs including two sailing clubs, sea scouts, swimming and sports centre to name a few. During the summer Harwich hosts a number of festivals which really ignite the community spirit, providing enjoyable days out for all of the family. The Electric Palace cinema, Harwich, is one of the oldest purpose-built cinemas in the country and regularly shows films and live streamed events.

Floor Plan

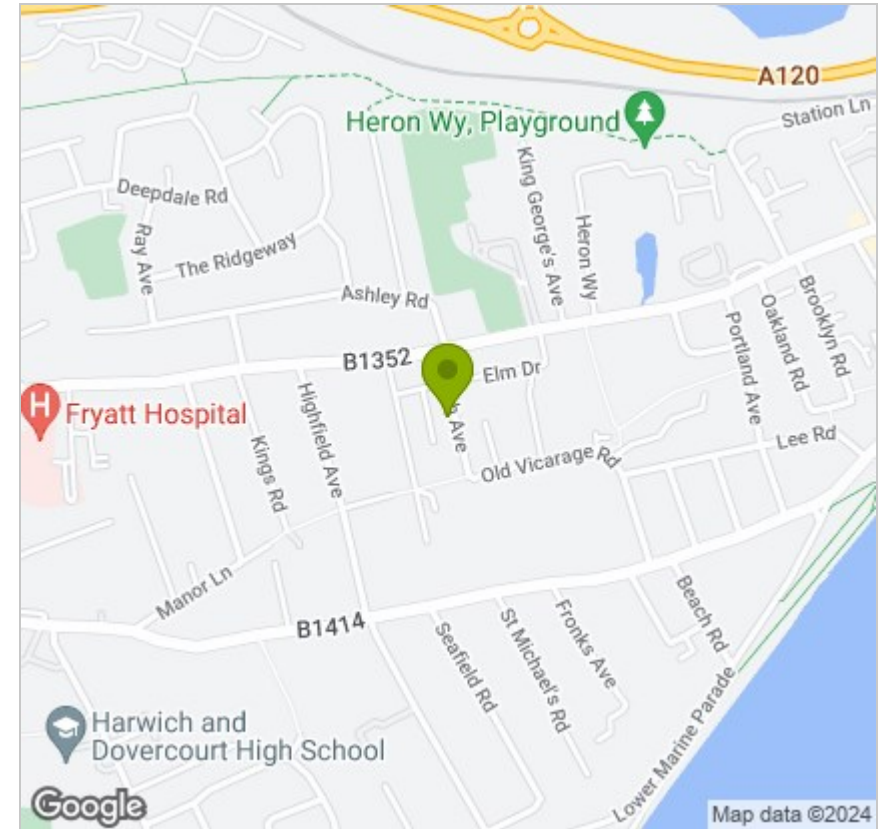


Viewing

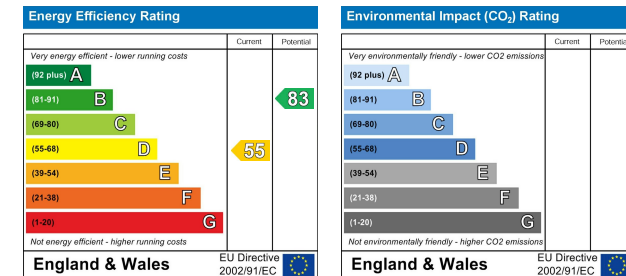
Please contact our Reid Residential Office on 01255 408055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



11a Kings Quay Street, Harwich, Essex, CO12 3EU

Tel: 01255 408055 Email: Jamie@rr-property.co.uk Web: rr-property.co.uk