



REID RESIDENTIAL

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FOR SOME MUCH NEEDED R&R
WHEN SELLING YOUR HOME



16 Birch Avenue
Harwich, CO12 4DB

Guide price £235,000



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 as 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 the 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.





Front Aspect

Hallway

Lounge
12'9" x 11'6" (3.9m x 3.53m)

Kitchen & Dining Room
18'9" x 12'0" (5.72m x 3.66m)

Downstairs WC & Utility
5'6" x 5'4" (1.68m x 1.65m)

Sunroom
12'0" x 6'0" (3.68m x 1.85m)

Master Bedroom
13'1" x 10'7" (4.01m x 3.23m)

Second Bedroom
12'2" x 12'0" (3.73m x 3.68)

Third Bedroom
8'0" x 7'8" (2.46m x 2.34m)

Family Bathroom

Rear Aspect



Floor Plan

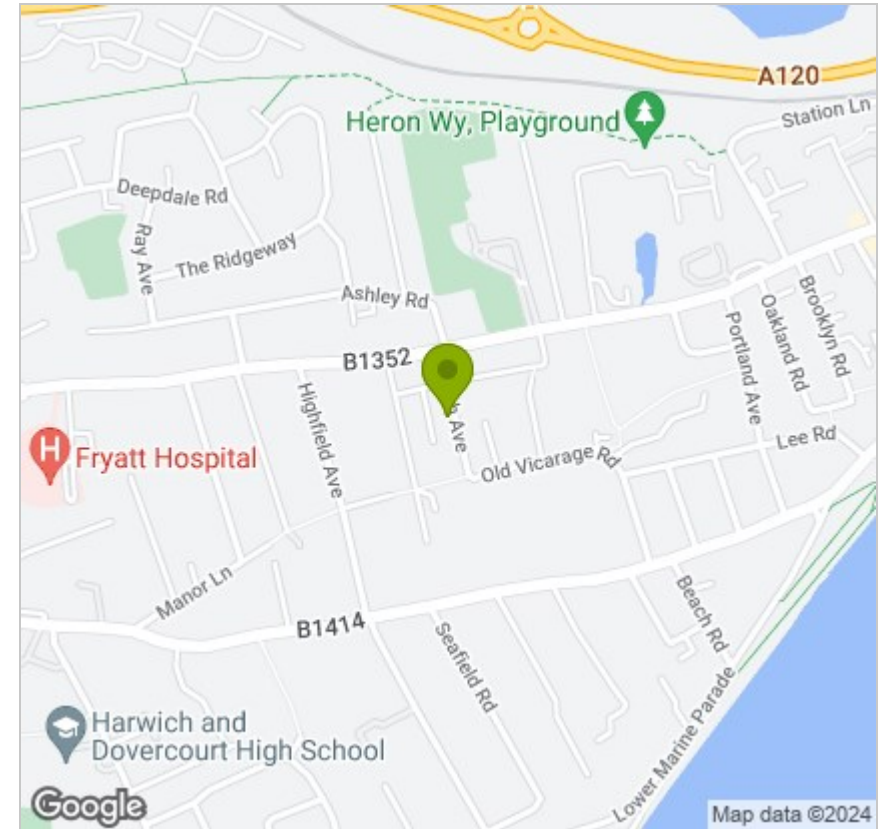


Viewing

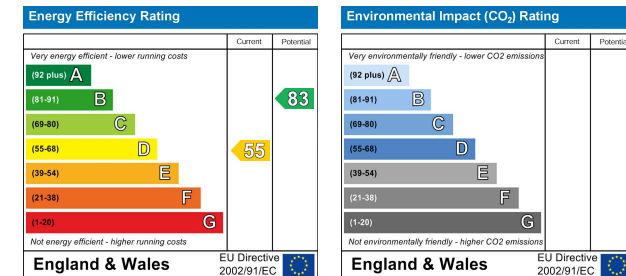
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Area Map



Energy Efficiency Graph



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