



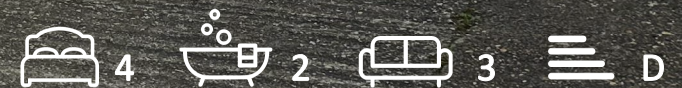
REID RESIDENTIAL

FOR SOME MUCH NEEDED R&R
WHEN SELLING YOUR HOME



72 Valley Road
Harwich, CO12 4RP

£250,000



72 Valley Road Harwich, CO12 4RP

Offered with no onward chain and tucked down a quiet cul-de-sac this lovely extended semi-detached home is set back from the road behind a large driveway, providing ample off road parking. The home itself features a large double reception room, fitted wrap around kitchen and utility space with french doors leading to a generous garden. Heading onto the first floor, you find four double bedrooms and a family bathroom and separate shower room all accessed from a spacious landing and the whole entire floor is flooded with natural light. Externally, the rear garden has been beautifully kept over the years and offers a variety of trees, shrubs and plants. The large outdoor patio/seating area makes for a perfect place to enjoy an evening in the sun and the matures screening offers some privacy. This family home requires some modernisation and would make an ideal purchase for those looking to make something their own.

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/live events.

Front Aspect

Downstairs Hall

Lounge

19'1" x 12'2" (5.84m x 3.71m)





Floor Plan



Viewing

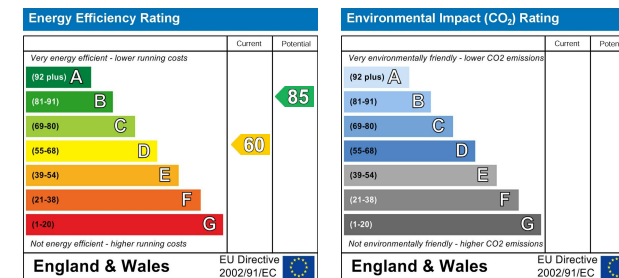
Please contact our Reid Residential Office on 01255 408055 if you wish to arrange a viewing appointment for this property or require further information.

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