



REID RESIDENTIAL

FOR SOME MUCH NEEDED R&R  
WHEN SELLING YOUR HOME



32 Ray Avenue  
Harwich, CO12 4BA

Guide price £250,000



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32 Ray Avenue  
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Guide Price £250,000 - £275,000. Enjoying an elevated position, sat behind a driveway and well manicured front garden, this tastefully extended three bedrooms semi detached house is located within a very popular area, close to schools, transport links and the town centre. The home itself has been beautifully modernised and offers ample space from top to bottom. A large wrap around kitchen/breakfast room creates the perfect space for a growing family to enjoy, with french doors that lead to a fully landscaped rear garden. A cosy sitting room, opens into a second reception space which can be used for dining or as a playroom/toy room. Heading upstairs, a bright and airy landing gives access to a family bathroom, two double bedrooms and a well sized third bedroom that is currently being used as a home office. The entire home is decorated wonderfully throughout and





gives you a cosy feeling of being at right at home from the minute you walk through the door.

Area Guide: The blue flag beach is within close proximity 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

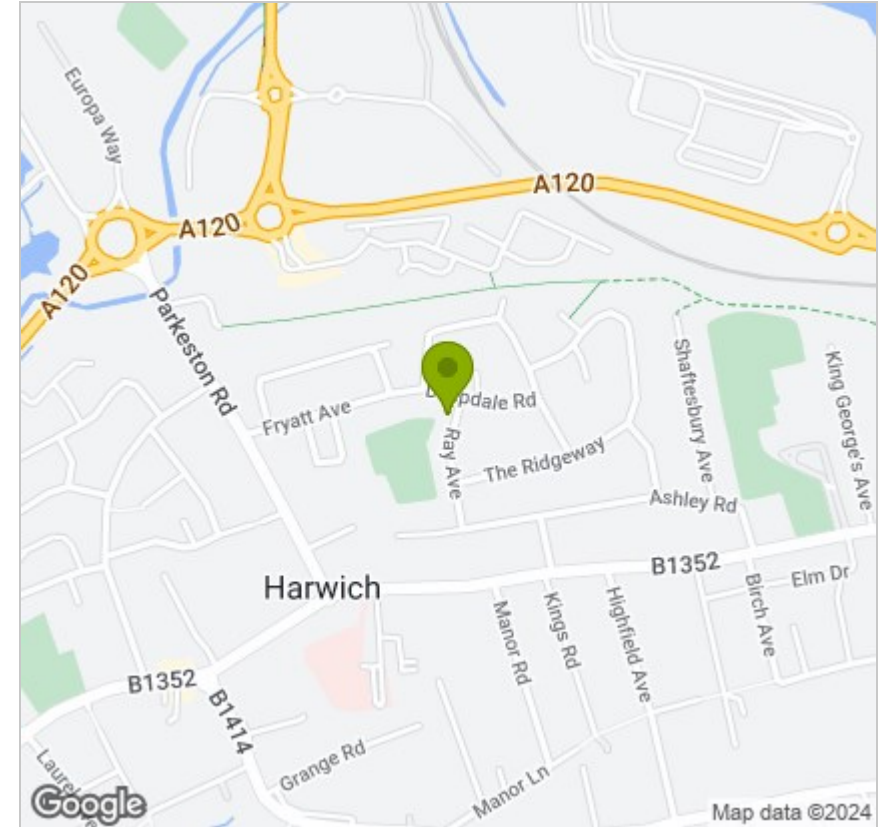


## Viewing

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

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## Area Map



## Energy Efficiency Graph

