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48 Birch Avenue  
Harwich, CO12 4DB

Offers in the region of £200,000



## 48 Birch Avenue Harwich, CO12 4DB

Nestled on Birch Avenue in the charming town of Harwich, this end terrace house presents a fantastic opportunity for those seeking a renovation project in a prime location just minutes away from the beach.

As you step inside, you are greeted by two spacious reception rooms filled with natural light, offering the perfect setting for cosy evenings or entertaining guests. The galley style kitchen adds a touch of character to the property, providing a functional space for culinary creations.

Venture upstairs to discover two generously sized double bedrooms, ideal for creating your own peaceful retreats. The family bathroom ensures convenience and comfort for all residents.

One of the highlights of this property is the sunny south facing garden, a delightful spot for enjoying a morning coffee or hosting summer barbecues. Additionally, the off-road parking space for one vehicle adds a practical touch to this charming abode.

With 861 sq ft of space to play with and a history dating back to 1930, this property is brimming with potential for those with a vision to transform it into their dream home. Don't miss out on the chance to make this house your own and create a cosy haven in this sought-after location.

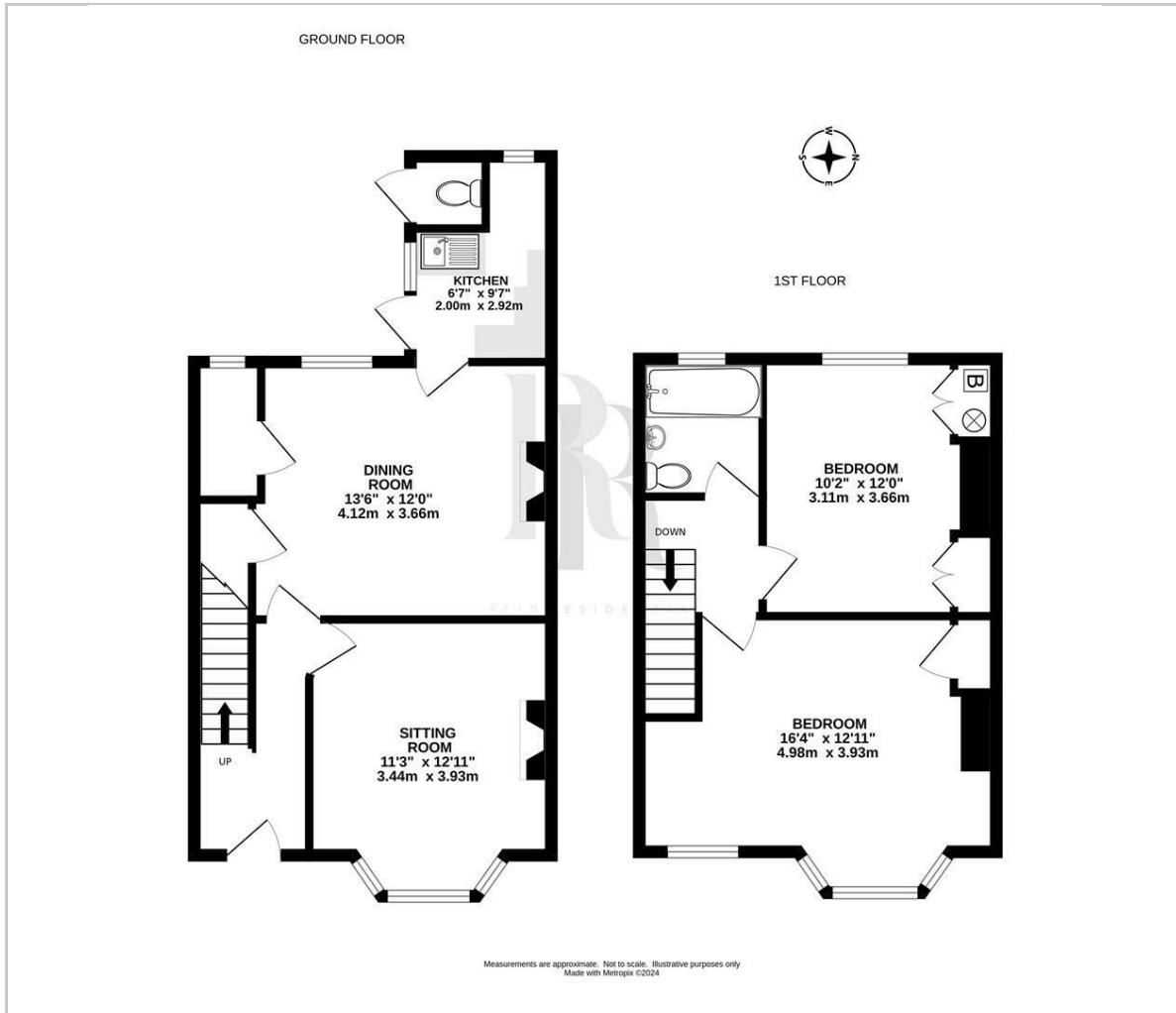
Area Guide: The blue flag beach is adjacent to the home and there are many activities for a range of ages. From watching the ships sail in with a bag of chips at the front, to fine dining at the renowned Harwich Pier Restaurant and Thai Up At The Quay which has been rewarded best restaurant at the Essex 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.

### Front Aspect





## Floor Plan



## Viewing

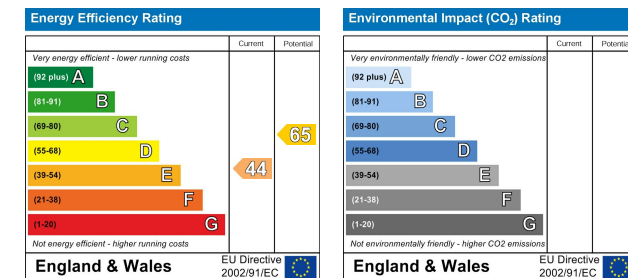
Please contact our Reid Residential Office on 01255 408055 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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