



RE/MAX

PROPERTY HUB



49 Stour Close, Harwich, CO12 4TL

Price £360,000

NO ONWARD CHAIN - This well presented 5 Bedroomed Family Home has so much to offer including modern Kitchen/Diner, great sized Lounge, Study, Downstairs WC, 5 Bedrooms (2 with en-suite), family Bathroom, Fully enclosed rear Garden, Double Tandem Garage plus off road parking

EPC: C

Council Tax: E

Entrance Hall

Roomy entrance hall with doors to lounge, study, downstairs WC, Kitchen Diner and staircase to first floor

Downstairs WC 5'0" x 4'6" (1.53 x 1.38)

Low level WC, Wash Hand Basin obscured window to front aspect

Lounge 20'5" x 10'4" (6.23 x 3.16)

With 2 windows to front aspect and Double french doors leading out to rear garden

Kitchen/Diner 17'0" x 12'3" (5.20 x 3.75)

Fitted with a modern range of wall and base units, sink & drainer, integrated dishwasher, 2 built in ovens, hob and extraction, integrated fridge/freezer, breakfast bar, 2 windows to rear aspect and back door leading out to rear garden

Study 7'9" x 6'5" (2.38 x 1.96)

With window to front aspect

First Floor Landing

Spacious landing area with built in airing cupboard

Bedroom 1 13'6" x 11'2" (4.12 x 3.41)

With built in wardrobes and windows to front and back aspect

Bedroom 2 10'7" x 8'11" (3.23 x 2.73)

With Built in Wardrobe, window to front, door to en-suite shower room;

en-suite 8'2" x 4'6" (2.51 x 1.39)

Comprising shower cubicle, Double wash basins inset into vanity unit with storage, low level WC, heated towel rail and obscured window to front aspect

Bedroom 3 11'2" x 8'3" (3.41 x 2.53)

With built in wardrobe, window to rear aspect and door to en-suite shower room;

en-suite 5'10" x 4'10" (1.78 x 1.49)

Comprising corner shower cubicle, low level WC, wash hand basin and obscured window to rear

Bedroom 4 9'0" x 7'4" (2.76 x 2.25)

Another double bedroom with built in wardrobe and window to rear aspect

Bedroom 5 8'7" x 5'8" (2.63 x 1.74)

With window to front aspect

Bathroom 6'6" x 5'10" (1.99 x 1.79)

Comprising low level WC, wooden panelled bath with shower over, wash hand basin, towel radiator, obscured window to rear aspect

Outside Areas:

To the front of the property is low height wrought iron fencing with gate and path leading to front door
Driveway at side of the property providing off road

parking and leading to the detached tandem garage which has power and light connected.

Agents note: The garage is currently used as a Gym/games room with partitions, these could be easily removed.

The fully enclosed rear garden has a large raised patio area with steps leading to the lower garden area which is mainly laid to lawn, access door to garage

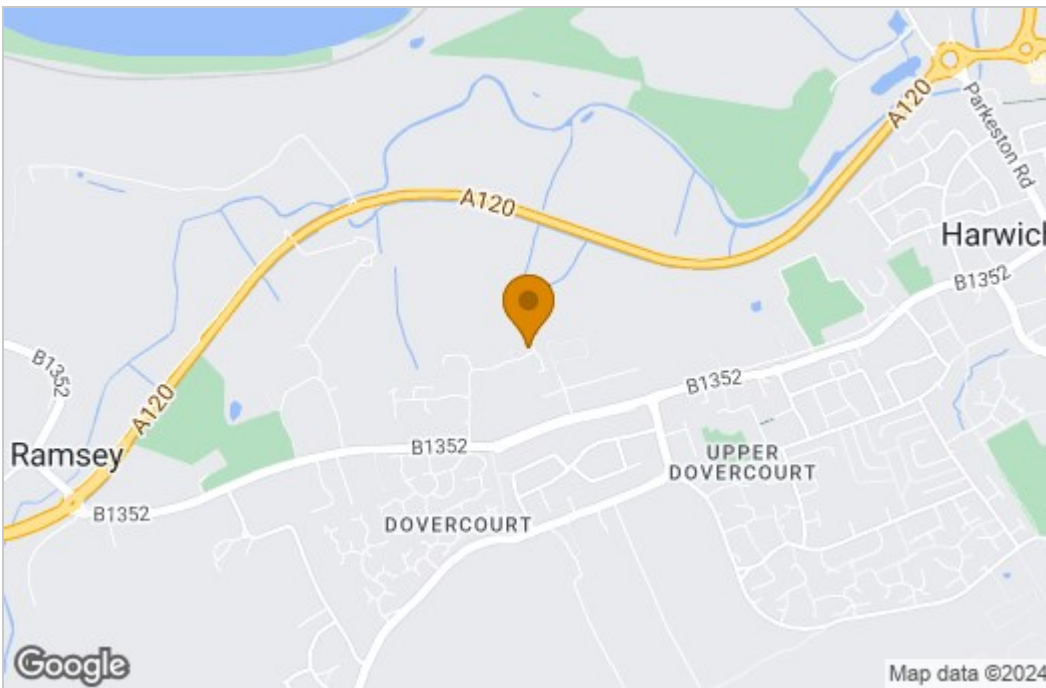
Agents Note - PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Anti-Money Laundering Compliance - ANTI-MONEY LAUNDERING REGULATIONS - In order to comply with current regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

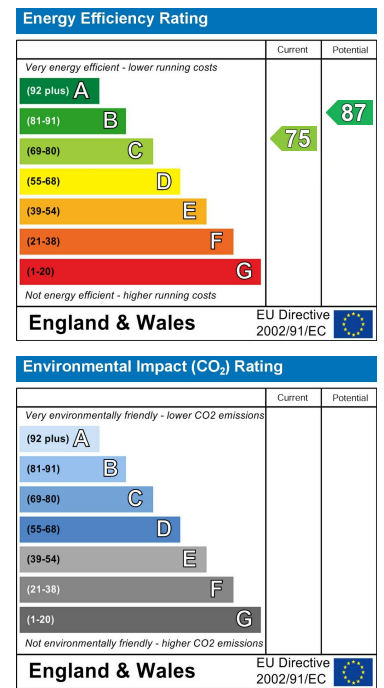
Floor Plan



Area Map



Energy Efficiency Graph



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.