



RE/MAX

PROPERTY HUB



61 Lee Road, Harwich, CO12 3SB

Price £235,000

We are delighted to bring to the market this recently modernised family home offering 3 double bedrooms, large lounge/diner, newly fitted kitchen, downstairs WC, separate utility room, upstairs bathroom and a fully enclosed rear garden, double glazing and gas central heating. Ideally located within walking distance to the beach/seafront, local shops, schools and other amenities.

Being sold in excellent 'Move-in' condition, internal viewing is strongly advised

Council Tax: B
EPC: C

part double glazed entrance door leading to:

Lounge/Diner 22'10" x 14'0" (6.96 x 4.29)

With Bay fronted window to front aspect fitted with modern wooden shutter blinds, contemporary feature radiator and window to rear aspect

Kitchen 14'11" x 9'1" (4.57 x 2.77)

Recently fitted kitchen comprising a range of base and wall shaker style units, solid oak worktops, ceramic 'butler' style sink with complementary wall tiling, fitted cooker, hob and extraction, integral fitted dishwasher, useful breakfast bar with storage cupboards, space for washing machine and window to side aspect, leads through to utility area and downstairs WC

Utility Area 8'2" x 4'11" (2.51 x 1.52)

Fitted with solid oak worktop with spaces for tumble dryer and fridge/freezer, window to rear aspect and doors to downstairs WC and rear garden

Downstairs WC 7'6" x 3'10" (2.30 x 1.17)

Low level WC, handbasin, window to side aspect, cupboard housing combi boiler and useful shelved storage area

First Floor Landing

Split level and spacious landing area with contemporary feature radiator and access to loft (part-boarded)

Bedroom 1 14'0" x 11'2" (4.28 x 3.42)

With 2 windows to front aspect with modern fitted wooden shutter blinds

Bedroom 2 11'1" x 7'5" (3.40 x 2.27)

Double bedroom with window to rear aspect

Bedroom 3 9'0" x 8'8" (2.75 x 2.66)

Double bedroom with built in storage cupboard, window to rear aspect

Upstairs Bathroom

Modern suite comprising panelled bath with wall mounted shower, low level WC, wall mounted towel radiator and wash hand basin with built in vanity storage, obscured window to side aspect

Outside Areas:

The front of the property is fully enclosed by brick built wall and picket fencing and gate.

The rear of the home is mainly paved for low maintenance with a gate for access to the rear and a raised decking area perfect for entertaining, established bushes and shrubbery

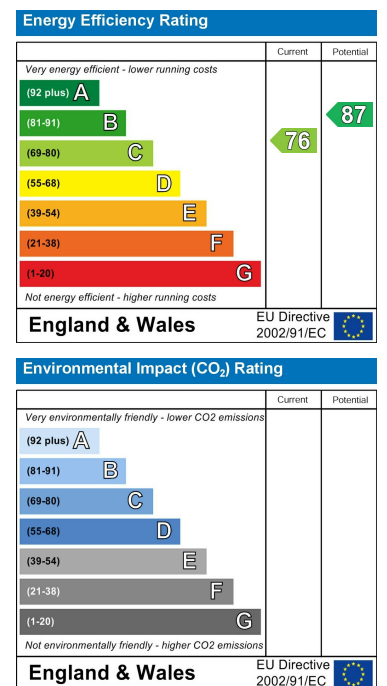
Floor Plan



Area Map



Energy Efficiency Graph



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Tending,
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