



# RE/MAX

## PROPERTY HUB



### **31 Chaffinch Drive, Harwich, CO12 4WL**

### **Offers in excess of £235,000**

This well presented Semi-Detached property is being sold with no onward chain and has so much to offer including 2 double bedrooms, entrance porch, downstairs WC, conservatory, 2 allocated parking spaces allowing off road parking and 35' rear garden. Located in a sought after area close to the beach/seafront, schools, and other local amenities

Council Tax: B  
EPC: C

## Property Description:

### Entrance Porch

Spacious with double glazed windows to front and both sides

### Hallway

With access to kitchen, lounge and downstairs WC

### Downstairs WC

With low level WC, wash hand basin with tiled splashback and obscured glazed window to rear aspect

### Kitchen 12'9" x 7'10" (3.89 x 2.39)

Fitted with a modern range of wall and base units, built in cooker, hob and extractor hood, ceramic sink and drainer, spaces for washing machine and fridge/freezer, with double aspect windows to both front and rear and a side door allowing access to the rear garden and the front of the property

### Lounge 12'6" x 11'3" (3.83 x 3.43)

With stairs to first floor, glazed double doors through to conservatory and window to front aspect

### Conservatory 10'5" x 9'3" (3.19 x 2.82)

UPVC double glazed to rear and both sides, french door leading to rear garden

### First Floor Landing

With doors to bathroom and both bedrooms and loft access

### Bedroom 1 12'5" x 8'1" (3.81 x 2.47)

With double aspect windows to both Front and rear aspect

### Bedroom 2 12'6" x 8'1" (3.83 x 2.48)

Currently used as a dressing room with double aspect windows to both front and rear, airing cupboard housing water tank

### Bathroom 6'4" x 6'0" (1.95 x 1.83)

Suite comprising panelled bath with overhead shower, low level WC, wash hand basin and vanity unit, heated towel radiator with obscured window to rear aspect

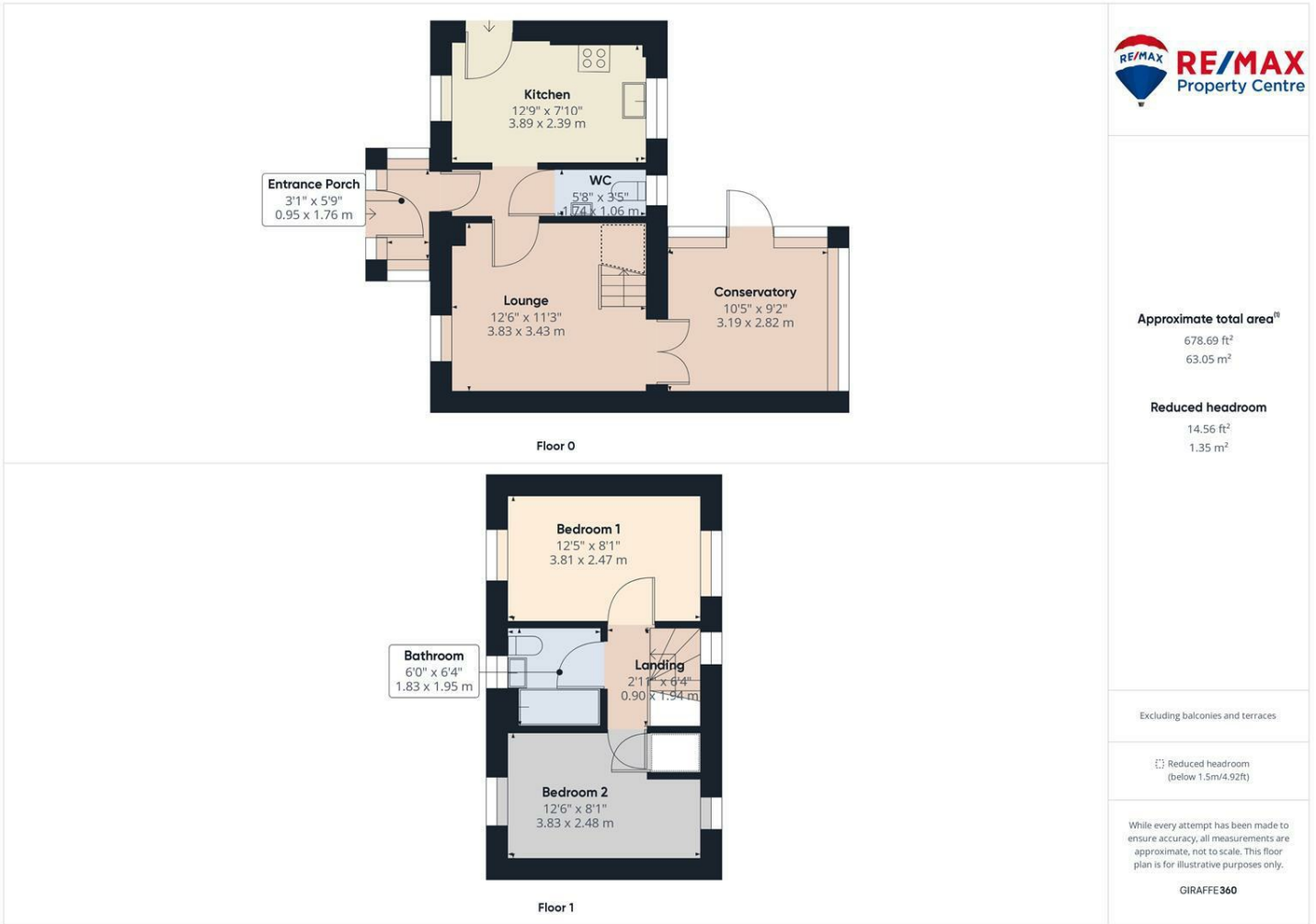
### Outside Areas:

The front of the property is accessed via a path with low maintenance shingle to the front, side gate allowing access to the rear garden

The 35' sunny rear garden is south facing, fully enclosed with a raised decked area perfect for entertaining, the rest is mainly laid to lawn with established bushes and shrubs, outside tap

The property benefits from 2 allocated parking spaces providing off-road parking

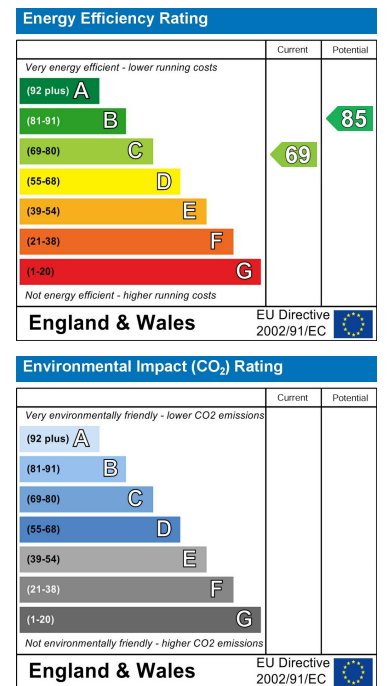
# Floor Plan



# Area Map



# Energy Efficiency Graph



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Tending,  
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