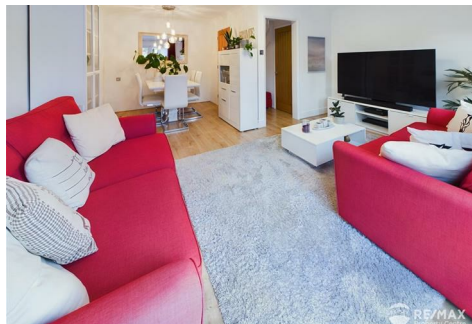




RE/MAX

PROPERTY HUB



27 Hankin Avenue, Harwich, CO12 5HE

Price £310,000

Nestled in a generous corner plot of this popular cul-de-sac this detached property has lots to offer including an L-shaped lounge/diner, modern kitchen, downstairs WC, 3 great size bedrooms, 1 with en-suite, family bathroom all beautifully presented with attention to detail, externally benefitting from a garage plus off road parking for 3-4 vehicles and a well maintained larger rear garden than expected for the area!

Internal viewing is essential to appreciate this stunning family home

Being sold with NO ONWARD CHAIN

Council Tax Band: C
Awaiting up to date EPC

Entrance Door leading to Hallway:

Entrance Hall

Doors accessing ground floor WC, kitchen and lounge/diner, large under stairs storage cupboard and stairs to first floor

Downstairs WC

Low level WC, wash hand basin with vanity unit, heated towel radiator and obscured window to front aspect

Lounge/Diner 18'5" x 15'10" (5.62 x 4.83)

L shaped wide reception room with double glazed french doors leading to the rear garden and a window to rear aspect

Kitchen 9'0" x 8'9" (2.76 x 2.68)

Fitted with a modern range of white gloss base and wall units, ceramic sink & drainer, built in oven, halogen hob, extractor hood, integrated fridge/freezer, integrated dishwasher, under plinth lighting, cupboard housing boiler and window to front aspect

First Floor Landing

Airing cupboard housing water tank, window to side aspect and loft access

Bedroom 1 13'3" x 8'11" (4.04 x 2.73)

With fitted wardrobes and window to rear aspect

En-suite Shower Room

Comprising low level WC, shower cubicle, wash hand basin, heated towel radiator and obscured window to side aspect

Bedroom 2 9'4" x 9'3" (2.87 x 2.82)

With double glazed window to front aspect

Bedroom 3 10'1" x 6'7" (3.09 x 2.03)

With fitted wardrobes and window to rear aspect

Bathroom

Modern suite comprising low level WC, large basin in vanity, panelled bath, heated towel radiator and obscured window to front aspect

Outside Areas:

Front: Single garage with additional off road parking for 3-4 vehicles, side gate for access to rear garden area

Rear: Fully enclosed and well maintained rear garden, mainly laid to lawn with established borders and mature shrubs, paved patio area and wooden pergola perfect for entertaining

Agents Note:

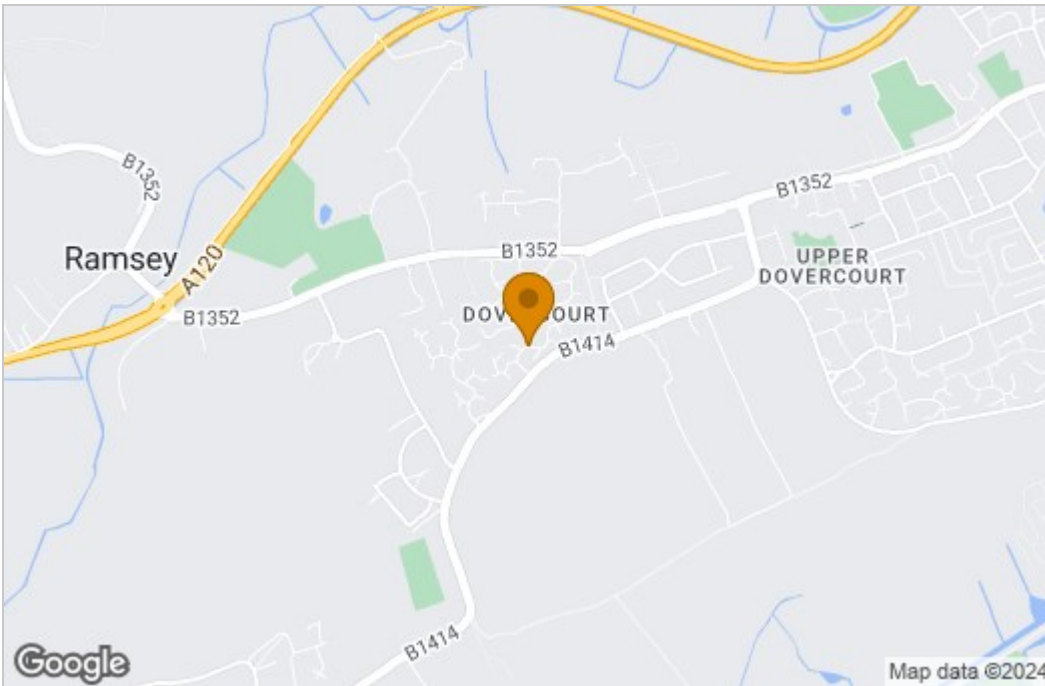
This stunning home is 'move in ready' and very well looked after by its current owners, with the bonus of being a corner plot benefitting from a larger than usual garden with lots of parking, from decorating finishes to kitchen, bathroom, high quality floor

finishes and solid oak internal doors, all in all a great example of a 3 bedroom detached family home, viewing is essential!

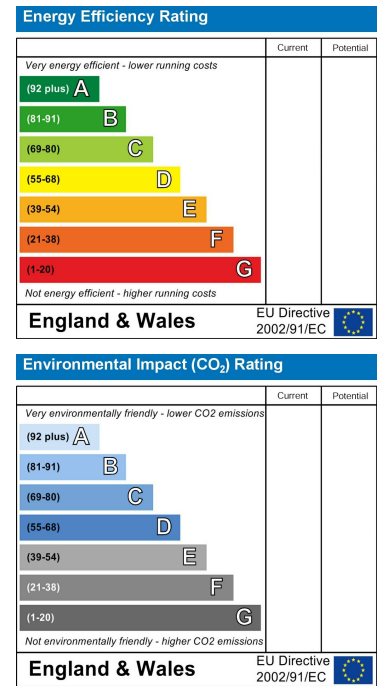
Floor Plan



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.

Tending,
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