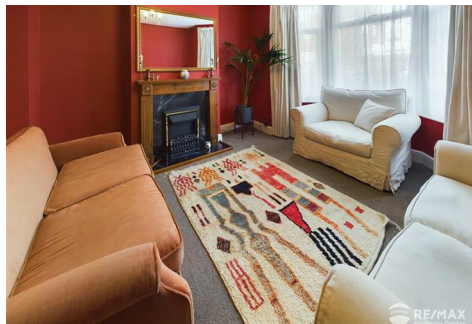




# RE/MAX

## PROPERTY HUB



### 9 Brooklyn Road, Harwich, CO12 3QE

### Price £230,000

A well presented bay fronted Victorian terraced home which interestingly was once owned by Captain Charles Algernon Fryatt whom our local hospital is named after, with its 3 bedrooms, kitchen/diner, separate sitting room, conservatory, first floor bathroom and a fully enclosed rear garden this charming home is deceptively spacious.

Conveniently located within walking distance to the town centre, railway station, local schooling and the award winning Blue Flag beach and seafront areas of Dovercourt

Being offered for sale with NO ONWARD CHAIN

EPC: D  
Council Tax: B

### Entrance Hall

Staggered with under stairs storage cupboard and stairs to first floor

### Sitting Room 15'0" x 9'5" (4.59 x 2.89)

With large Bay window to front, electric fire with wooden surround and hearth, decorative alcove feature

### Kitchen/Diner 17'0" x 8'7" (5.20 x 2.64)

Generous space with a well equipped kitchen area, integral cooker, gas hob, stainless steel sink/drainer, spaces for fridge/freezer and washing machine, a window to rear aspect and wooden french doors leading to the conservatory

### Conservatory 14'1" x 8'2" (4.31 x 2.50)

Brick base with door leading to rear garden

### First Floor Landing

Storage cupboard and doors to bathroom and all 3 bedrooms

### Bedroom 1 14'2" x 8'7" (4.33 x 2.62)

Great size double room with window to rear aspect

### Bedroom 2 9'5" x 8'8" (2.89 x 2.66)

With fitted wardrobes and window to front aspect

### Bedroom 3 7'1" x 6'9" (2.17 x 2.07)

With window to front aspect

### Bathroom 8'5" x 8'0" (2.58 x 2.45)

Spacious and full of light, suite comprising panelled bath, low level WC, wash hand basin, towel radiator, shower cubicle and large obscure window to rear aspect, laddered access hatch to loft area (housing combi boiler) loft is 3/4 boarded so great for extra storage or potential to convert in the future

### Rear Garden

Fully enclosed and south facing, with decked area for entertaining, mainly laid to lawn with mature shrubs and borders, wooden storage shed, outside tap and power socket

### Agents Note:

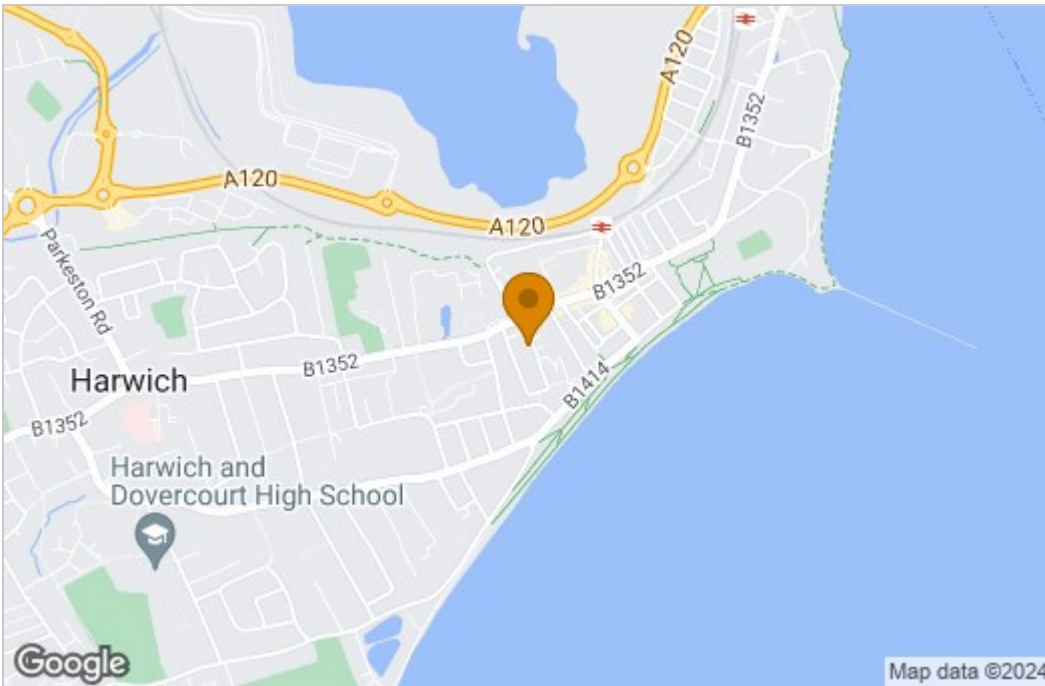
The lounge and bedrooms floors although carpeted by the current owners still have original floor boards underneath should you chose to expose

Combi boiler is approx. 3 years old and in full working order as advised by the vendors

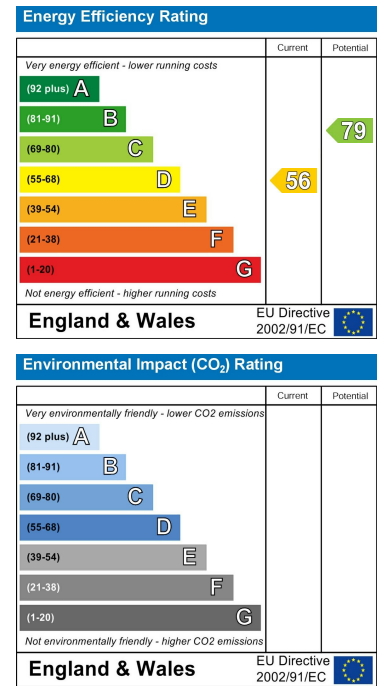
# Floor Plan



# 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.

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