



# RE/MAX

## PROPERTY HUB



### **3 Briardale Avenue, Harwich, CO12 4LH**

## **£198,000**

This charming 2/3 bedroom Bungalow benefits from lounge, dining room (could be used as a 3rd bedroom), kitchen, 2 double bedrooms, bathroom, front and rear garden areas, gas central heating and has very recently had new UPVC double glazing fitted throughout!

Situated in a popular area close to local schools, shops, port area and transport links

Council Tax: B  
EPC: D

### Entrance Hall

With doors to kitchen, lounge, bathroom and bedrooms

### Kitchen 12'11" x 7'7" (3.96 x 2.33)

Fitted with a range of wall and base units, stainless steel sink, tiled splashbacks, spaces for cooker, fridge/freezer and washing machine, wall mounted gas boiler and window to front aspect

### Lounge 10'4" x 10'1" (3.16 x 3.08)

With UPVC window and double glazed door leading to the rear garden

### 2nd Reception Room 10'5" x 7'10" (3.18 x 2.40)

This versatile room is currently used as an office but could also be utilised as a dining room or a 3rd bedroom if needed, with window to rear aspect

### Bedroom 1 10'5" x 9'3" (3.18 x 2.82)

With window to front aspect

### Bedroom 2 10'2" x 9'4" (3.12 x 2.86)

With window to front aspect

### Bathroom 10'2" x 7'1" (3.11 x 2.16)

Suite comprising panelled bath with overhead shower, shower screen, low level WC, pedestal wash hand basin, part tiled walls, double doored large storage cupboard, obscured window to front aspect

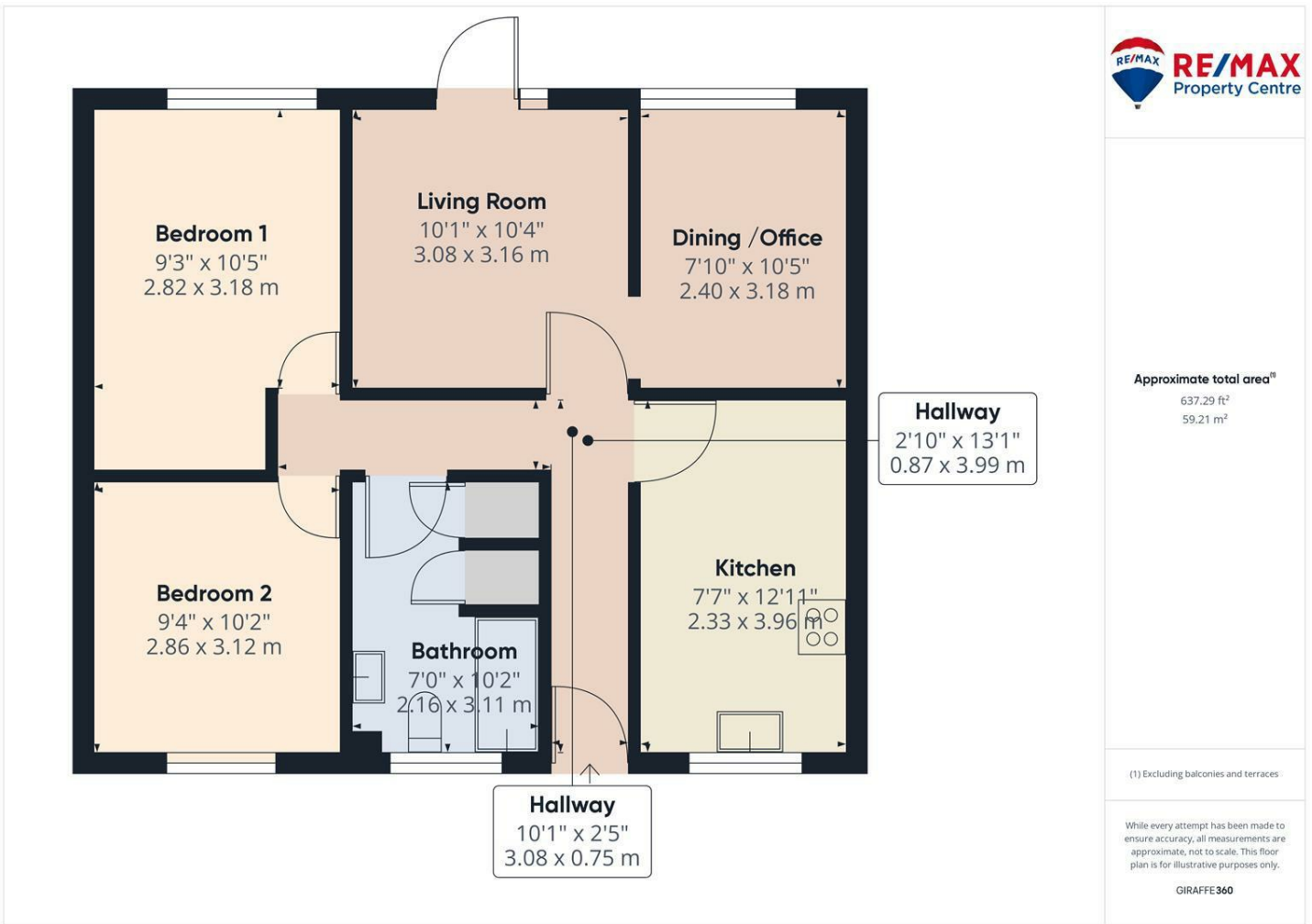
### Outside Areas:

The front of the property is mainly laid to lawn with flower and shrub borders with steps leading up to the front entrance door

The rear garden is fully enclosed and enjoys a patio and a lawned area



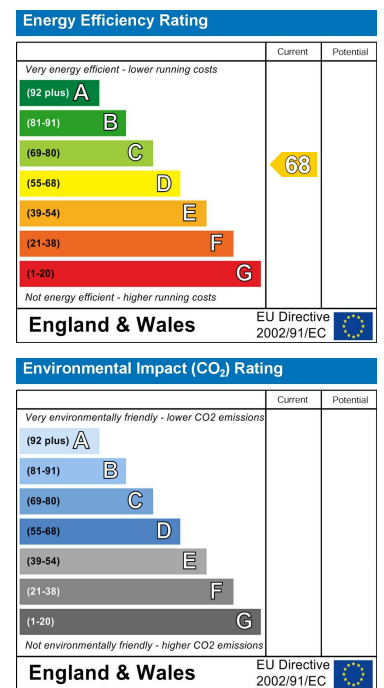
# Floor Plan



# Area Map



# Energy Efficiency Graph



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