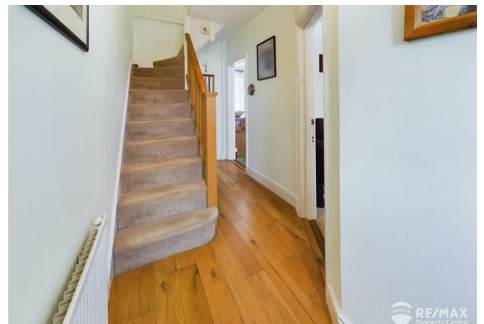




# RE/MAX

## PROPERTY HUB



**7 Brooklyn Road, Harwich, CO12 3QE**

**Asking price £210,000**

This Charming Victorian home is being sold with No Onward Chain and has so much to offer including a spacious kitchen/diner with log burner, lounge, utility room, 2 double bedrooms, 4 piece bathroom with bath and walk in shower and a sunny well maintained rear garden with rear access.

The property is extremely well presented and the location is great being walking distance to the beach/seafont, town centre and railway station.

Council Tax Band: B  
EPC: D

### Entrance Hall

A welcoming space with wooden flooring and stairs to first floor

### Lounge 10'11" x 9'11" (3.33 x 3.03)

With bay window to front aspect and fireplace with surround

### Kitchen/Diner 8'7" x 5'8" + 13'8" x 10'11" (2.64 x 1.74 + 4.19 x 3.34)

Fitted with a range of base and wall units, stainless steel sink, space for cooker, cooker hood, tiled splashbacks with windows to rear aspect and double glazed door leading to the garden area  
log burner with fan and shelving to the dining area

### Utility Room 8'9" x 4'6" (2.67 x 1.38)

Plumbing and space for washing machine and tumble dryer, space for fridge freezer, wall mounted gas boiler

### First Floor Accommodation:

#### First Floor Landing

Access to loft with loft ladder

#### Bedroom 1 15'2" x 9'6" (4.64 x 2.90)

With two windows to front aspect, fitted wardrobes to both sides with matching drawers and bedside units

#### Bedroom 2 14'4" x 8'9" (4.37 x 2.69)

With fitted storage cupboards and window to rear aspect

#### Bathroom 8'7" x 8'0" (2.63 x 2.44)

Four piece suite comprising panelled bath with shower attachment, walk in shower, pedestal wash hand basin and WC, heated towel rail, extractor fan and tiled walls

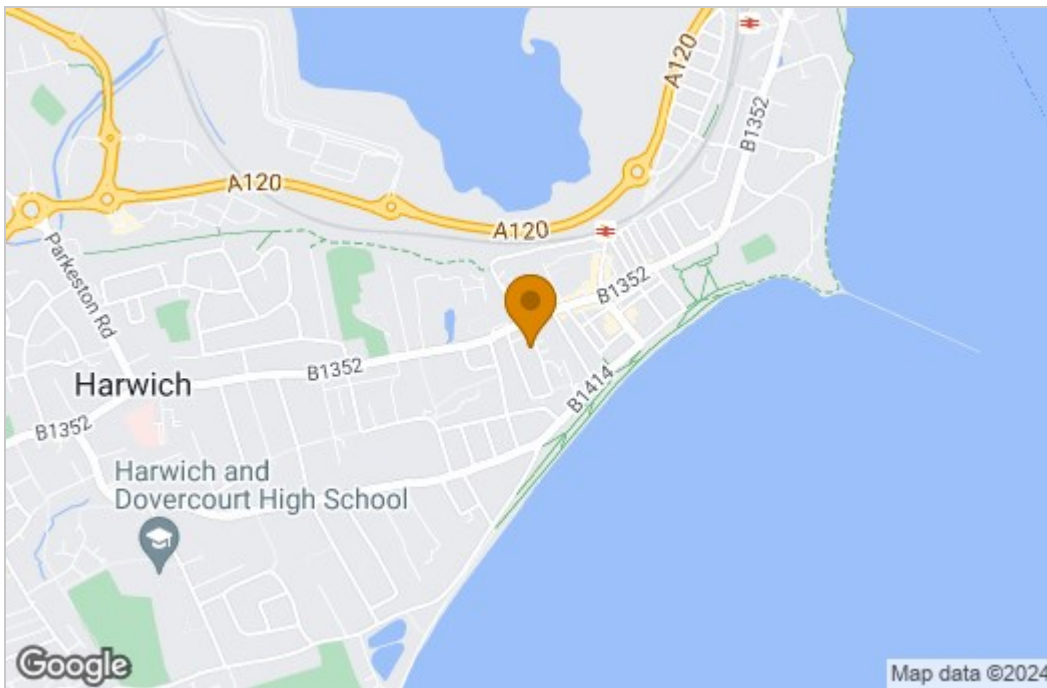
### Outside Areas:

The fully enclosed rear garden benefits from a patio area, the rest is mainly laid to lawn with mature shrubs and borders, log stores, large wooden shed (recently re-roofed) to remain and useful gated access to the rear of the property

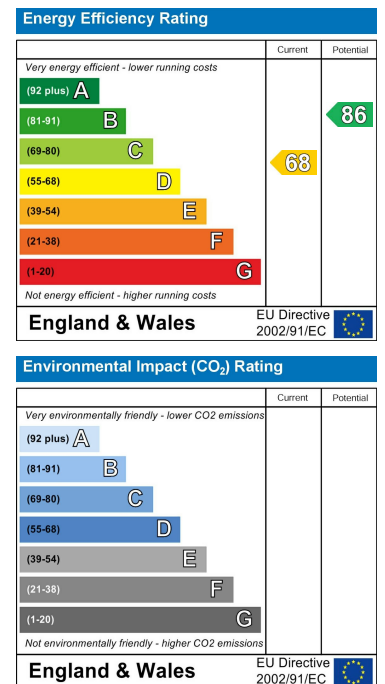
## Floor Plan



## 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,

Tel: +44 (0) 7972 190376 Email: mel.clarke@remax.uk <https://remax.uk/associates/MelClarke>