



RE/MAX

PROPERTY HUB



7 Brooklyn Road, Harwich, CO12 3QE

Asking price £205,000

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

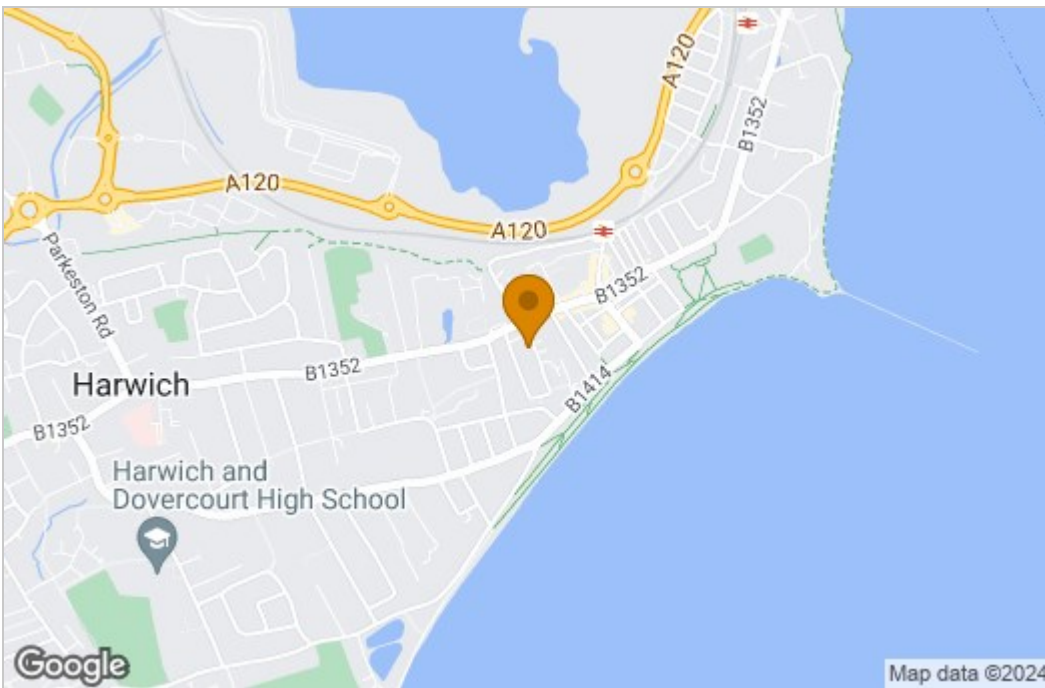
Outside Areas:

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

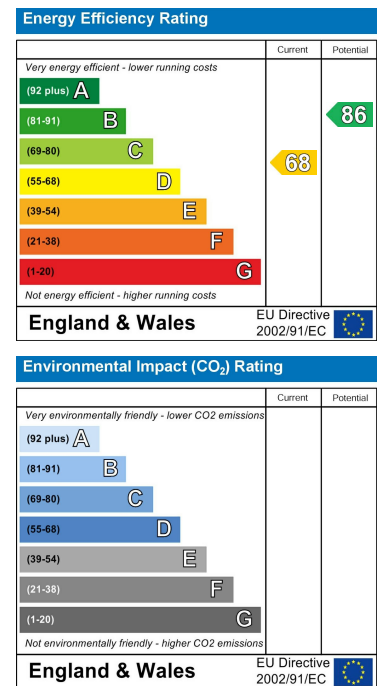
Floor Plan



Area Map



Energy Efficiency Graph



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Tending,
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