



# RE/MAX

## PROPERTY HUB



**41 Dove Crescent, Harwich, CO12 4RD**

**£260,000**

Set back from the road behind an impressive driveway with parking for 3-4 vehicles, this 3 bedroom bungalow is being sold in move-in condition and with no onward chain, offering a charming south facing rear garden, 3 bedrooms, lounge with double doors to garden, kitchen and modern shower room.

Located in a popular and desirable area locally.

Council Tax: C

EPC: D

### Entrance Hall

With doors to all rooms, storage cupboard and loft access

### Lounge 13'9" x 9'11" (4.20 x 3.04)

With double doors leading to the rear garden and attractive feature fireplace

### Kitchen 10'11" x 7'10" (3.33 x 2.41)

Fitted with a range of wall and base units, integrated oven and gas hob, ceramic sink and drainer, spaces for appliances, box bay window to rear aspect and a side door leading to the garden

### Bedroom 1 12'11" x 9'11" (3.94 x 3.03)

With window to front aspect, wardrobes spanning one wall (vendor happy for them to stay at the property)

### Bedroom 2 9'10" x 9'1" (3.01 x 2.78)

With window to front aspect

### Bedroom 3 9'10" x 6'10" (3.01 x 2.10)

With window to side aspect

### Shower Room 5'7" x 5'7" (1.71 x 1.71)

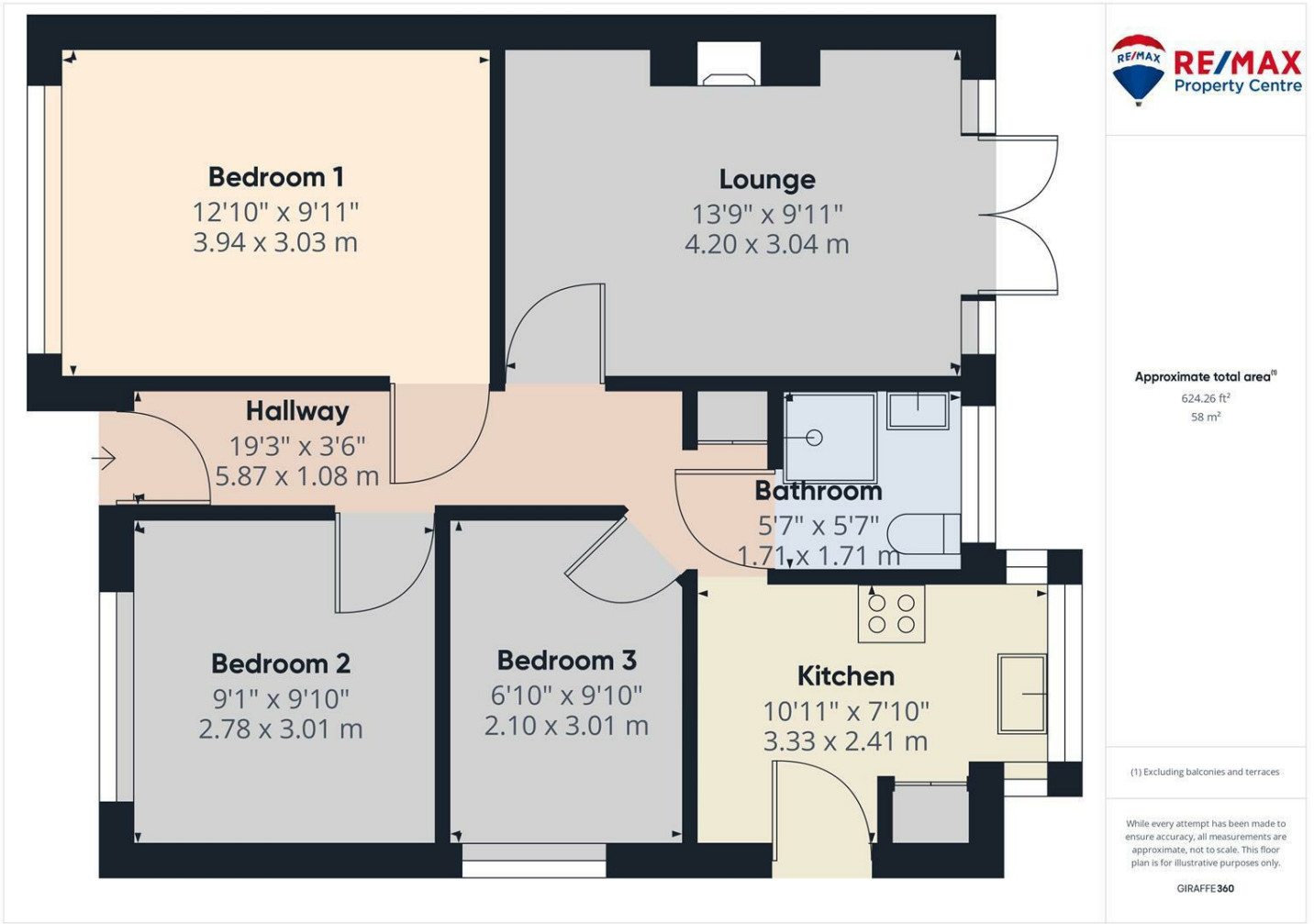
Fully tiled and fitted with a corner shower unit, low level WC, vanity sink, heated towel rail, obscured window to rear aspect

### Outside Areas:

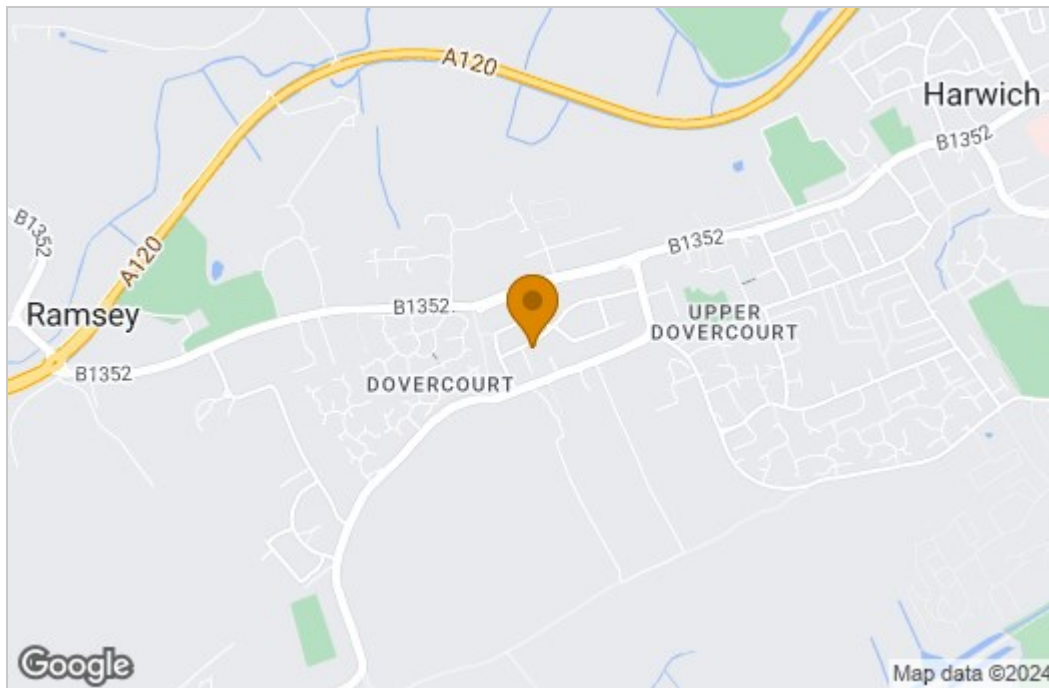
To the front of the property there is a dropped kerb, spacious block paved driveway, path and gated side access leading to the rear garden

The fully enclosed sunny rear garden is south facing and is mainly laid to lawn with mature shrubs and borders, hardstanding patio area, 2 garden sheds which are to remain

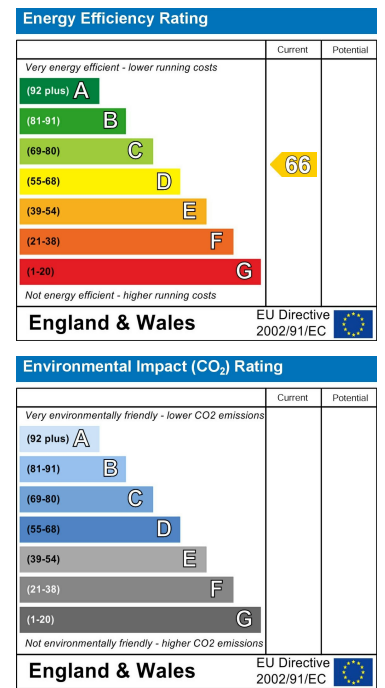
# Floor Plan



# Area Map



# Energy Efficiency Graph



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